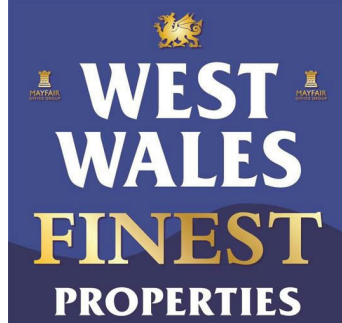




0345 094 3006

finest@westwalesproperties.co.uk

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*THE AGENT WITH THE
LONDON CONNECTION*



WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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**MAYFAIR
OFFICE GROUP**

We Say...

This superbly appointed three-bedroom property, commanding an elevated position overlooking the waterway which boasts amazing views over the Cleddau Estuary, located in the periphery of Pembroke Dock town. The layout of the property briefly comprises an entrance hall, office leading to an open plan kitchen/diner/sun room with triple aspect windows enjoying beautiful views over the waterway, lounge, three bedrooms, and family bathroom. The master bedroom boasts an en suite shower room and dressing area and also boasts them beautiful waterway views. The property is accessed down a no-through road, therefore benefiting from no passing traffic.

Externally the property offers a paved driveway to the front of the property which provides ample off-road parking for several cars and an integral garage. The garden consists of a paved patio area where you can enjoy panoramic views along the haven. There is a tiered garden leading down to the waterway boasting a variety of shrubs and plants, a true gardeners paradise. This property would make a fantastic family home, Viewing is highly recommended in order to appreciate the location!

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



DIRECTIONS

From the Pembroke office follow signs towards Pembroke Dock, down Ferry Lane and turn left at the T Junction onto the A477. At Waterloo roundabout take the 2nd exit up towards the Cleddau Bridge and at the next roundabout take the first left. Follow the road turning right onto Connacht Way. The property will be found at the end of the no through road on the right hand side. What/Three/Words:///atom.misted.nudge

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'F'

We would respectfully ask you to call our office before you view this property internally or externally

JETH/JETH/1306/OK

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(55-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

