



VIEWING: By appointment only via the Agents.

TENURE: Lower Ground Floor

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Gas

TAX: C

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

HC/ESL/05/25/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

<https://www.facebook.com/westwalesproperties/>

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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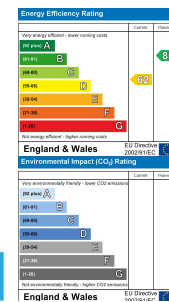


88 Laws Street, Pembroke Dock, Pembrokeshire, SA72 6DG

- Mid-Terraced Property
- Modern Kitchen
- Study/Playroom
- Three Bedrooms
- Close to Amenities
- Open Plan Lounge Dinner
- Downstairs Shower Room
- Basement
- Rear Garden
- EPC Rating: D

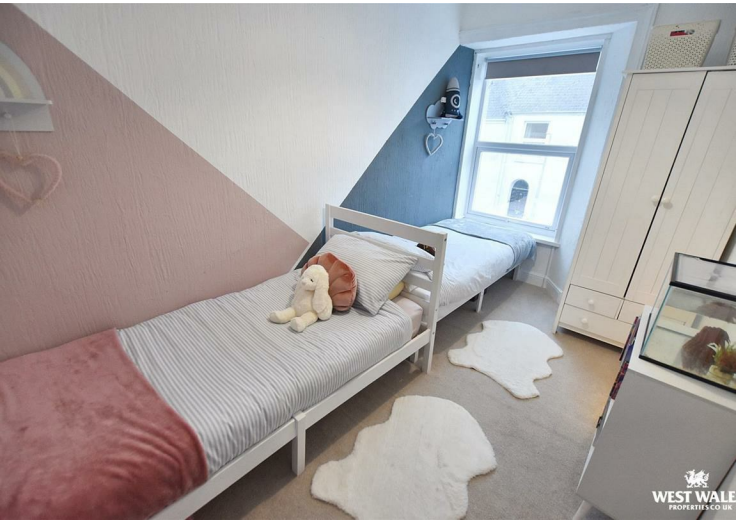
Offers In Excess Of £180,000

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The Agent that goes the Extra Mile



A mid-terrace townhouse house located in the popular area of Laws Street, within walking distance to Pembroke Dock town centre. Set across 3 levels, the layout of the property briefly comprises: entrance hall, an open plan lounge/dining room, kitchen, downstairs wet room, study/playroom area or downstairs bedroom to suit an elderly/disabled resident, two double bedrooms, one single bedroom and family bathroom. The property is in a very good decorative order boasting modern kitchen and bathroom facilities, and has a two room basement offering generous storage/recreational space. A gas boiler serves the domestic heating and hot water.

Externally the property offers the garden comprising of a patio seating area, lawned garden and storage buildings, decorated with unique plants and shrubs. To the front, on street parking is available with dedicated resident permit holder spaces.

A fantastic family home, investment or first time buy, viewing is highly recommended!

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. See our website



DIRECTIONS

From our offices in Pembroke Dock proceed along Dimond Street, turn left into Meyrick Street. Turn left at the T-junction into Bush Street, take the second right into Laws Street, the property can be found on the right hand side denoted by our For Sale board. What3Words:///backs.plodded.smothered

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.