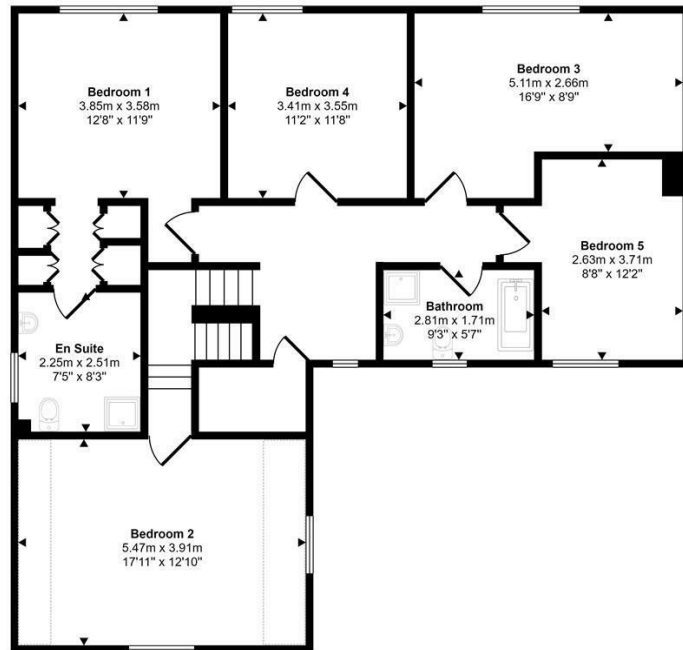


Approx Gross Internal Area
225 sq m / 2424 sq ft



Ground Floor
Approx 113 sq m / 1216 sq ft

Denotes head height below 1.5m



First Floor
Approx 112 sq m / 1208 sq ft

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 approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are approximate and no responsibility is taken for any error, omission or mis-statement.

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.

COUNCIL TAX: Band 'F'

ref: HC/ESL/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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

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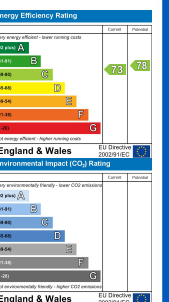


17 Ocean Way, Pennar, Pembroke Dock, Pembrokeshire, SA72 6RA

- Detached House
- Five Double Bedrooms
- Master with En-Suite
- Off-Road Parking
- Ideal Family Home
- Two Reception Rooms
- Estuary Views
- Garage
- Edge of Town Location
- EPC Rating C

Offers In Excess Of £370,000

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The Agent that goes the Extra Mile



This wonderful detached house is situated in Ocean Way, Pennar boasting estuary views and just a short drive from Pembroke Dock Town with local schools and supermarkets. The accommodation comprises; entrance hall with a WC, open plan living room with French doors looking out to the garden and the estuary beyond. The kitchen is fitted with a range of fitted units, with a utility room and side access into garden and a dining room with double doors into the living room. The first floor boasts a master bedroom with fitted wardrobes and a ensuite shower room, four further double bedrooms, two of which benefitting from the lovely views to the rear and the family bathroom fitted with a separate bath and shower.

Externally, to the front of the property there is driveway parking alongside the garage. To the rear, the garden benefits from a ramp leading down to the seating area which sits to the back overlooking to the rear, with a hot tub area and a lawned area to the right hand side bordered by a range of shrubbery and plants. Viewing is highly recommended to appreciate this wonderful family home due it's size, location and breath taking views.

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 our Pembroke Offices turn left onto Northgate St/A4139 follow this road for about 1 minute turn left onto Pembroke Road passing the school on the left hand side. Turn left onto Treowen Rd, continue on this road onto Military Road, go over the roundabout to Pennar Point. At the roundabout take the second turning towards Ocean Way, then take the next left. then property is directly in front of you. WHAT 3 WORDS - straws / fired / bordering

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