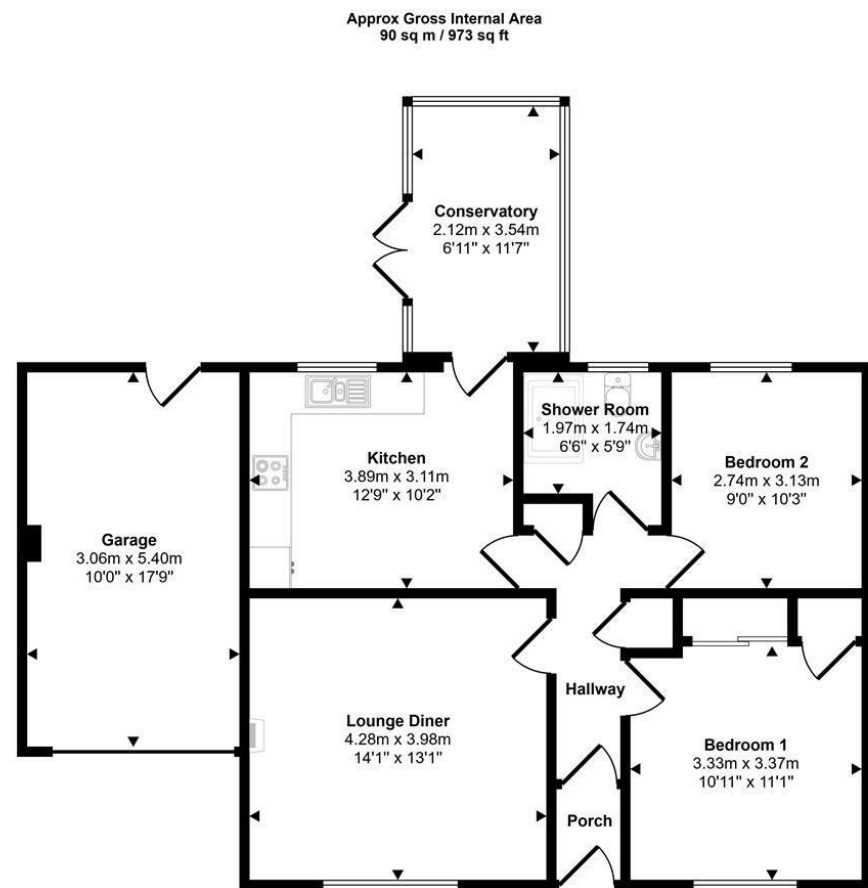




Floorplan

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.

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 'D'

HEATING: Gas

ref: HC/LLE/AUG/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

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

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

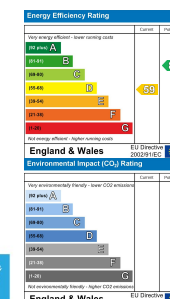


6 Callans Drive, Pembroke, Pembrokeshire, SA71 5JB

- Detached Bungalow
- Cul-De-Sac
- Ideal First Time Buy/ Investment
- Driveway Parking And Garage
- Double Glazing
- Two Double Bedrooms
- Conservatory
- Shower/Wet Room
- Enclosed Rear Garden
- EPC Rating: D

Offers In Excess Of £260,000

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EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile





A brilliant opportunity to acquire a detached bungalow, situated on the popular cul-de-sac of Callans Drive. Situated on the edge of the historic town of Pembroke, the property is conveniently located close to local amenities and public transport links. The property would make the ideal first time buy, investment or a great retirement property. Viewing is highly recommended!

Entering the property into the entrance hallway, the accommodation comprises; the living room, kitchen, a shower/wet room and two double bedrooms. A conservatory leads off the kitchen, and is currently utilised as a second sitting room and dining area. Enjoying views over the garden, this space is ideal for relaxing with your family and friends. The property also benefits from gas central heating and UPVC double glazing.

Externally, there is ample driveway parking and a garage which provides further secure parking, and a great storage space. A low maintenance lawned garden is located to the rear, with a patio space offering space for outside seating.

Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including a dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices. The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.



DIRECTIONS

From our Pembroke Office head up Main Street (A4139). At the roundabout take the 2nd exit onto Upper Lamphey Road. Continue straight past the sports field towards Lamphey. Turn left onto St Michaels Road, and follow it onto Gibbs Way. Bear left onto Callans Drive, where the property is on the right hand side.
What/Three/Words:///invite.couriers.cross

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