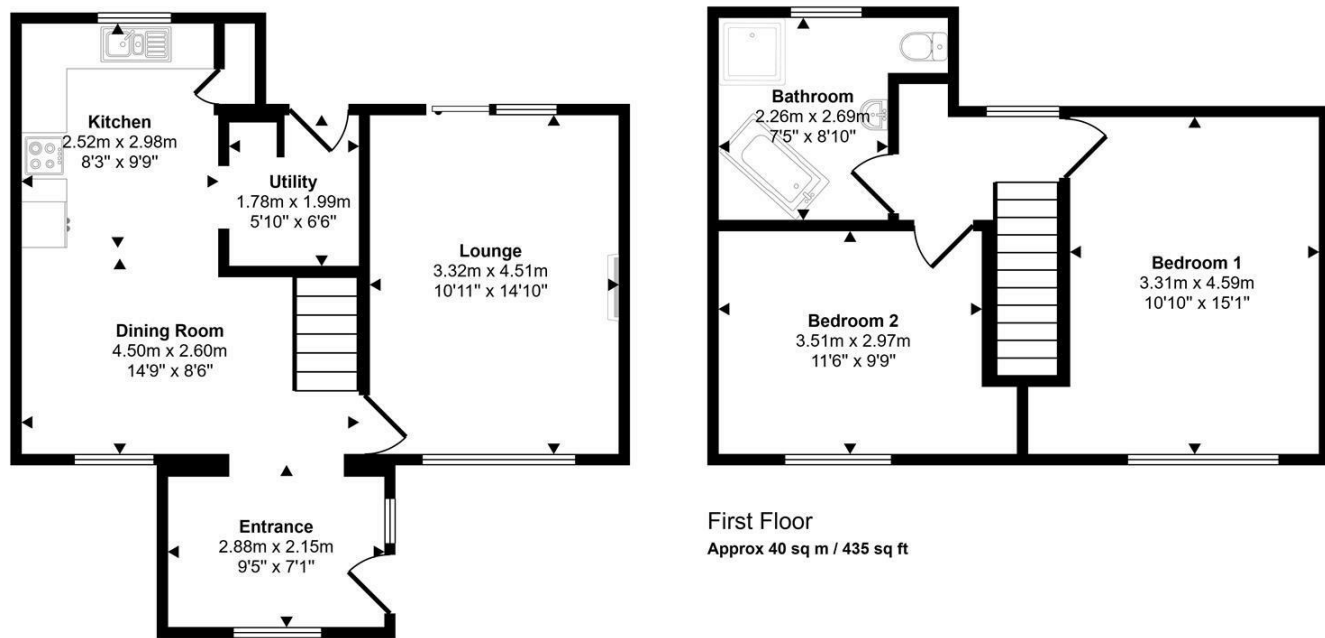


Approx Gross Internal Area  
86 sq m / 931 sq ft



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 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 HC

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

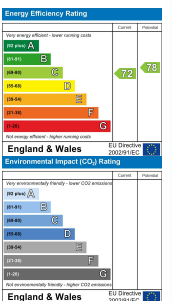


## 10 Sunderland Avenue, Pembroke Dock, Pembrokeshire, SA72 6YD

- Semi-Detached House
- Enclosed Rear Garden
- Ideal First Time Buy / Investment
- UPVC Double Glazing
- No Onward Chain
- Two Double Bedrooms
- Well-Presented
- Close to Amenities
- Gas Central Heating
- EPC Rating: C

**Offers In Excess Of £150,000**

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Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

**The Agent that goes the Extra Mile**







Welcome to this beautifully presented two-bedroom semi-detached property, ideally located in the popular residential area of Sunderland Avenue, Pembroke Dock. Currently operating as a successful Airbnb, the property would make a brilliant investment. The property would also make a fantastic first time buy, and with the added benefit of NO ONWARD CHAIN, the property really is a must see!

Offering a blend of character and modern living, the home features a welcoming entrance hall/boot room, leading into a stylish open-plan kitchen and dining area, perfect for entertaining or cosy family meals. The comfortable lounge is a true highlight, complete with a log burner, creating a warm and inviting atmosphere. A separate utility room provides additional storage and practicality.

Upstairs, you'll find two double bedrooms and a well-appointed family bathroom with freestanding bath tub and waterfall shower.

Externally, the property boasts a well-maintained front garden, side access, and a delightful rear garden laid to patio and lawn—ideal for relaxing or outdoor dining. Complete with an outbuilding and greenhouse, the garden is also home to variety of plants and a mature apple tree. There's also a grassed area at the front, offering additional outdoor space and curb appeal.

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, a 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

Leaving the Pembroke office follow the road out of town towards Pembroke Dock. At the top of Bush Hill turn left at the traffic lights, going passed the school on your left. Continue through High Street, at the junction turn right. Follow the road around the bend and then continue straight onto Victoria road, and then take a right onto Melville Terrace. Sunderland Terrace is located on the right hand side. What/Three/Words:///housework.rezoning.dent

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.