

Approx Gross Internal Area  
54 sq m / 580 sq ft



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 Leasehold  
LENGTH OF LEASE: 125 years from 2006  
ANNUAL GROUND RENT: N/A  
GROUND RENT REVIEW PERIOD: N/A  
ANNUAL SERVICE CHARGE AMOUNT: £ 960  
SERVICE CHARGE REVIEW PERIOD: N/A

SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band ' B '

ref: LLT / LKW / 08 / 24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

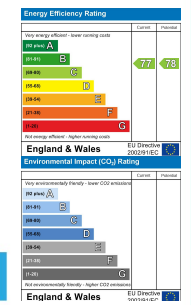


**46 London Road, Pembroke Dock, SA72 6DT**

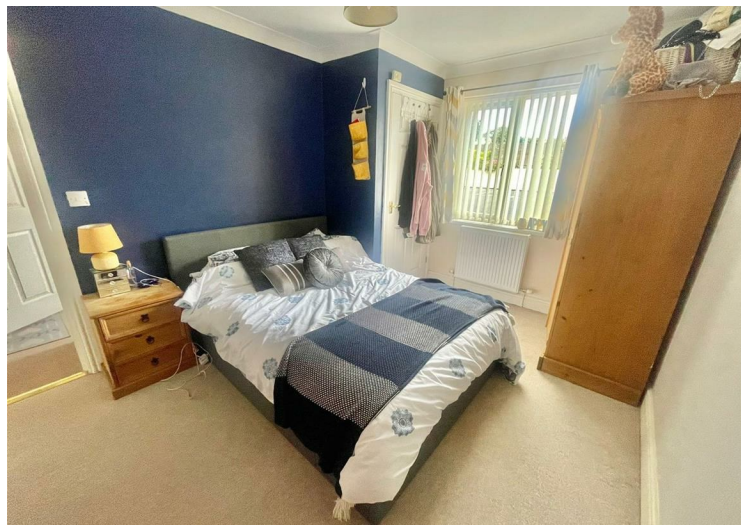
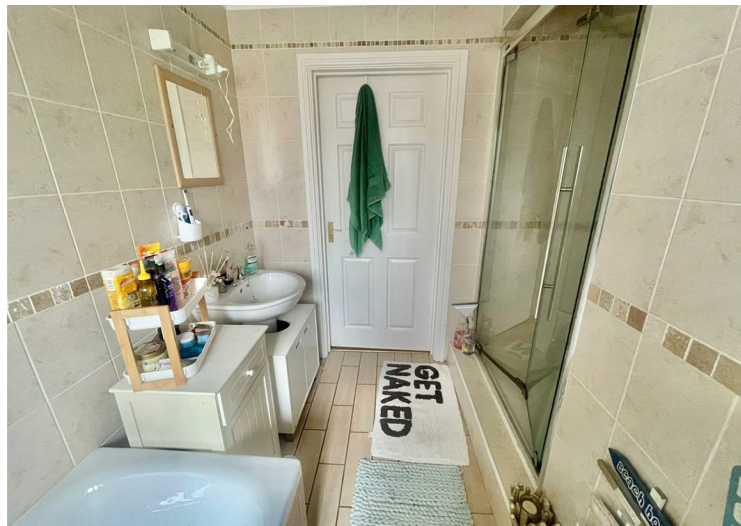
- Ground Floor Apartment
- Two Double Bedrooms
- Ideal First Time Buy or Investment
- Town Centre
- Leasehold Property - 125 years from 2006
- Allocated Parking Space
- Walking Distance to Local Amenities
- EPC Rating; tbc

Offers Around £115,000

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







This well presented ground floor leasehold apartment is situated in Pembroke Dock, with a variety of local shops, schools and supermarkets within walking distance. The accommodation comprises; entrance hall, kitchen/diner fitted with a range of units, a living room, two double bedrooms and bathroom with separate bath and shower.

Externally, there is a designated car park space to the rear of the building. The property benefits from neutral decor throughout and gas central heating.

This property would make an ideal first time buy or investment property with local transport links close by.

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**  
 Directions: From our office in Pembroke proceed towards Pembroke Dock. Go through the first set of traffic lights and follow the road down going under the railway bridge. At the traffic lights turn left and at the roundabout take the first left. Continue along going straight across at the next traffic lights. Take the next right onto Charles Thomas Avenue, then immediately left into the complex car park. The parking space for this apartment is at the bottom of the car park, alongside the building, which is denoted by the apartment number. WHAT3WORDS  
 ///starring.spurring.enhancement

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