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32 Callans Drive Pembroke Pembrokeshire SA71 5JB

Offers Over £325,000

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- Please Quote AR0614
- Gas Central Heating
- No Forward Chain
- En suite from Main Bedroom
- EPC Rating D
- Well Presented 3 Bedroom Detached Bungalow
- Conservatory
- Garage
- Kitchen Diner
- Sought After Location



Please Quote AR0614

Introducing 32 Callans Drive, a charming 3-bedroom detached bungalow located close to Pembroke town. Offered with no forwarding chain, this property presents a smooth transaction for the next prospective homeowner.

Featuring a garage, driveway, and conservatory, this property presents the ideal mix of contemporary living and tranquil surroundings.

Seize the chance to make 32 Callans Drive your home—schedule your viewing today.



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

30592204_14-02 Energy performance certificate (EPC) - Find an energy certificate - 05/UK

Energy performance certificate (EPC)			
32 Callans Drive PEMBROKE SA1 1 5J	Energy rating D	1481 units	29 August 2024
Property type Detached bungalow		Certificate number: 7402-9041-6208-5334-0204	
Total floor area 101 square metres			

Rules on letting this property

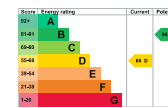
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/103456/guidance-on-letting-properties-with-energy-ratings.pdf) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/103456/guidance-on-letting-properties-with-energy-ratings.pdf).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 50

<https://www.energy-certificates.gov.uk/energy-certificates/7402-9041-6208-5334-0204/17pym7m>

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