

Lot 99

Llanion Lodge, 26 London Road, Pembroke Dock,
Dyfed, SA72 6DT



All enquiries Ref: Thomas Mason



- Substantial freehold four floor end of terrace building arranged as multiple lettings rooms with communal areas
- Potential to develop/convert to provide residential units (STPP)
- Full vacant possession

Location:

The property is situated on London Road at its junction with Arthur Street. Public transport links are well provided with Pembroke Dock Railway Station within close proximity to the south west, together with a network of local bus services serving the surrounding vicinity. Shopping amenities can be found locally with a range of shops, bars and restaurants located in Pembroke Dock.

Description:

Substantial freehold four floor end of terrace building currently arranged to provide 9x letting rooms with communal areas

Accommodation:

Second floor: Bedroom 8 with bathroom/WC, bedroom 9 with shower room/WC
First floor: Bedroom 4, communal bathroom/WC, bedroom 5 with bathroom/WC, bedroom 6 with bathroom/WC, bedroom 7 with bathroom/WC
Ground floor: Bedroom 3, reception room, kitchen, laundry room
Lower ground floor: Bedroom 1, bedroom 2, communal bathroom/WC
Outside: Rear parking area for multiple cars

Potential:

Prospective purchasers may wish to consider the potential for residential development/conversion to provide multiple self-contained flats, subject to the necessary planning permissions and consents. Purchasers must rely upon their own enquiries in this respect.

EPC rating: D

To view:

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

