

NEW  
INSTRUCTION



## 81 Gatehouse View, Pembroke SA71 4TP

**Offers in the region of £229,999**

Front And Enclosed Rear Garden With Castle Views  
Open Plan Kitchen/Dining Room  
4 Bedrooms 1 With En Suite Shower Room  
Integral Garage, Ample Parking  
No Forward Chain

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## DESCRIPTION

\*\*\*Preliminary Details\*\*\*

A detached house that has been designed with the modern family in mind situated within the sought after Martello Park development, The accommodation comprising; four bedrooms with one offering en-suite shower room, family bathroom, additional downstairs W.C, large kitchen/dining room and utility plus the living room with front aspect outlook. Externally the property has a front and enclosed rear garden with views towards Pembroke Town and Castle. Ample parking and integral garage. The property offers good transport links to the main A477 trunk road for commuting to neighbouring towns of Pembroke Dock, Milford Haven, Haverfordwest and Tenby. Pembroke provides many amenities such as banks, surgeries, supermarkets and shops. Also the property is within a short drive of Pembrokeshire's stunning coastline, including beauty spots such as Freshwater East and West, Barafundle Bay and Angle Bay.

## ENTRANCE

### ENTRANCE HALLWAY

### LIVING ROOM

15'8 x 11'0 (4.78m x 3.35m)

### KITCHEN/DINING ROOM

18'4 x 10'3 (5.59m x 3.12m)

### UTILITY ROOM

7'0 x 5'2 (2.13m x 1.57m)

### CLOAKROOM

5'2 x 2'8 (1.57m x 0.81m)

### FIRST FLOOR LANDING

### MASTER BEDROOM 1

11'0 x 10'3 Min (3.35m x 3.12m Min)

### EN-SUITE SHOWER ROOM

### BEDROOM 2

12'3 x 9'3 (3.73m x 2.82m)

### BEDROOM 3

9'5 x 9'3 (2.87m x 2.82m)

### BEDROOM 4

9'8 x 7'1 (2.95m x 2.16m)

### BATHROOM

6'9 x 6'3 (2.06m x 1.91m)

### GARAGE

With up and over door to fore, lighting, power sockets.

### EXTERNALLY

Front and enclosed rear garden. Parking.

### SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the property.

### MAINTENANCE FEE

Maintenance for communal areas and equipped play area is approximately £TBC per annum and to be confirmed.

### LOCAL AUTHORITY

Pembrokeshire County Council.

### VIEWING

By appointment with the selling Agents on 01646 685577 or e-mail [pembroke@johnfrancis.co.uk](mailto:pembroke@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter  
@JohnFrancisPem or on  
facebook  
[www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

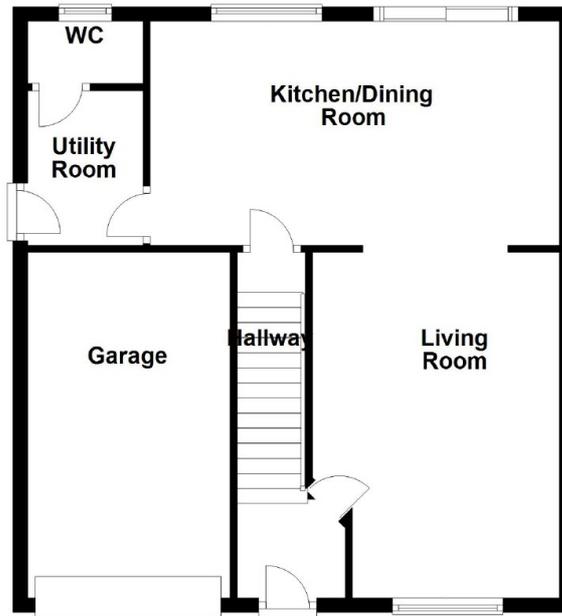
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our office in Main Street, proceed towards the end of town. On reaching the roundabout, take the third exit off and proceed down Well Hill. Follow the one-way system around passing the castle on your left-hand side and head down out of town towards Pembroke Dock. Pass over the Mill Pond Bridge, follow the road up Bush Hill and at the traffic lights keep to your right-hand side lane and take the right turning to Buttermilk Lane. Proceed along for approximately 150 m and take the turning to the Martello Park Development. Follow the road down Gatehouse View. Property identified by the house number.

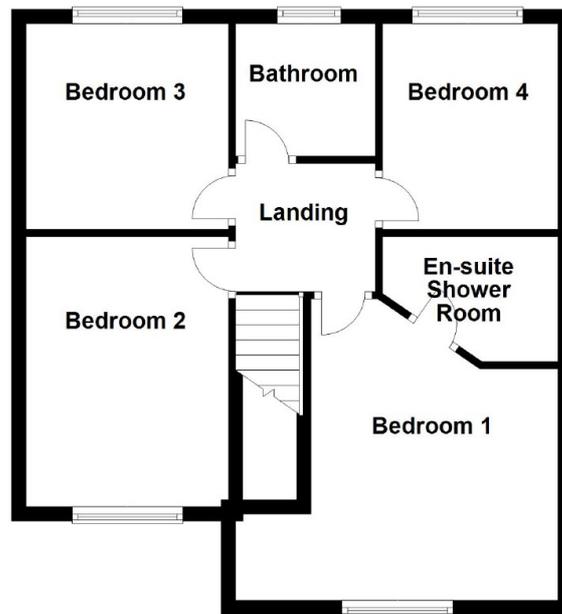
## Ground Floor

Approx. 58.8 sq. metres (632.8 sq. feet)



## First Floor

Approx. -12.3 sq. metres (-131.9 sq. feet)



Total area: approx. 46.5 sq. metres (500.9 sq. feet)

For illustration purposes only. Not to scale.  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**John.  
Francis**