



## **Brewery House, Albion Square, Pembroke Dock SA72 6XE**

**Offers in the region of £110,000**

Recently Renovated End Terraced House  
3 Bedrooms, Bathroom & Shower Room  
Local Amenities Within Walking Distance  
Gas Central Heating, Double Glazing  
No Forward Chain Attached To This Sale

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.

**HS/RO/70193/160120**

## **DESCRIPTION**

This three bedroom end terrace house is in a central location giving easy access to all local schools, shops, supermarkets and amenities. The property has been recently renovated making this an ideal first home or investment purchase. To the ground floor a lovely open plan living area to kitchen breakfast room and modern bathroom, first floor provides a shower room and 3 bedrooms. No forward chain attached to this purchase.

A property tour is available for this property- please e-mail [pembroke@johnfrancis.co.uk](mailto:pembroke@johnfrancis.co.uk) with a request for the link.

## **PORCH**

Enter via part glazed door, door to:

## **OPEN PLAN LIVING/ KITCHEN/BREAKFAST ROOM**

### **LIVING AREA**

14'5 x 13'5 (4.39m x 4.09m)  
Two double glazed windows to front, obscure double glazed windows to rear, panel radiator, stairs to first floor landing, recess for shelving, opening to:

### **KITCHEN/BREAKFAST AREA**

12'3 x 8'7 (3.73m x 2.62m)  
Matching wall and base units with worktops over, stainless steel bowl sink with mixer tap, oven with 4 ring electric hob, breakfast bar, radiator, localised wall tiles, double glazed window to front, electric underfloor heating, storage cupboard with slatted shelving, doors

to:

## **BATHROOM**

8'6 x 5'4 (2.59m x 1.63m)  
Low level WC, wash hand basin, panelled bath with electric shower, heated towel rail, 2 obscure double glazed windows to rear, tiled walls and flooring, storage cupboard with wall mounted gas boiler, plumbing for washing machine, slatted shelving.

## **FIRST FLOOR LANDING**

Loft access, storage cupboard, doors to:

### **BEDROOM ONE**

15'7 x 9'5 (4.75m x 2.87m)  
Double glazed window to front, radiator, built-in wardrobe, storage compartments.

### **BEDROOM TWO**

10'2 x 8'9 (3.10m x 2.67m)  
Double glazed window to front, radiator, built-in wardrobe.

### **BEDROOM THREE**

11'5 x 5'4 (3.48m x 1.63m)  
Obscure glazed window to rear, radiator, restricted headroom.

### **SHOWER ROOM**

8'0 x 3'1 (2.44m x 0.94m)  
Low level WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail, extractor fan, skylight window, tiled flooring, localised wall tiles.

## **EXTERNALLY**

The front of the property abuts the pavement. Please note there is no rear garden.

## **SERVICES**

We are advised mains electricity, water, drainage and gas are connected to the property with gas central heating via boiler located in bathroom.

## **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](https://twitter.com/JohnFrancisPem) or on facebook  
[www.facebook.com/JohnFrancisEstateAgents](https://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

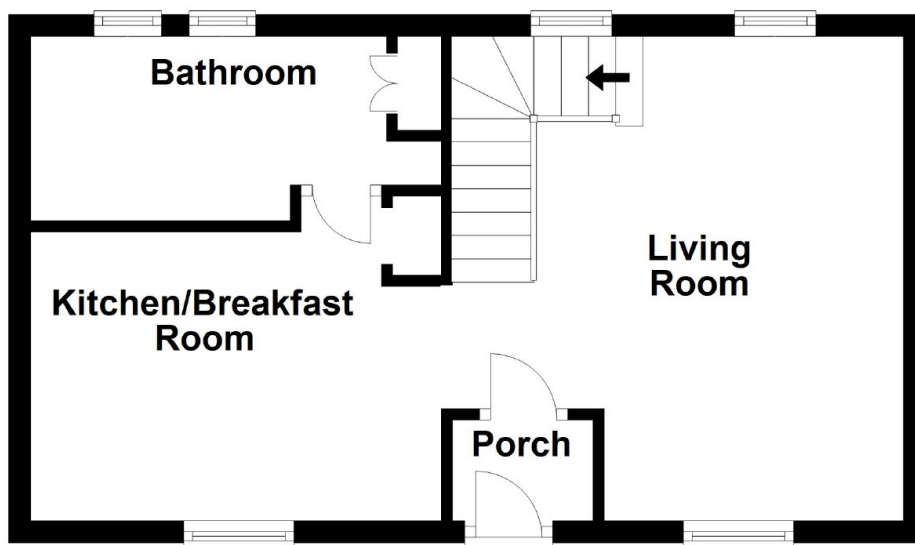
## **GENERAL NOTE**

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.

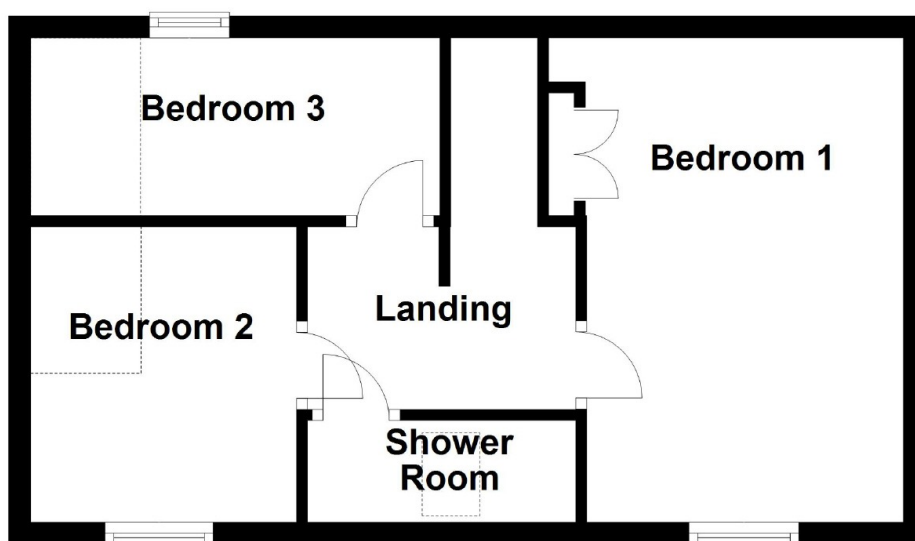
## **DIRECTIONS**

From our office in Main Street Pembroke proceed to the end of town and take the third exit at the roundabout and proceed down the hill. Follow the road around and head out of Pembroke towards Pembroke Dock. Proceed up Bush Hill, going straight through the traffic lights, and down Ferry Lane and take the first left hand turning onto Bush Street (A4139). Follow this road along passing the school on your left and continue along Bush Street until you reach Albion Square where the property will be located on the left hand side as identified by our John Francis For Sale Board.

## Ground Floor



## First Floor



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</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>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		67	93

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			
		70	98

**John.  
Francis**