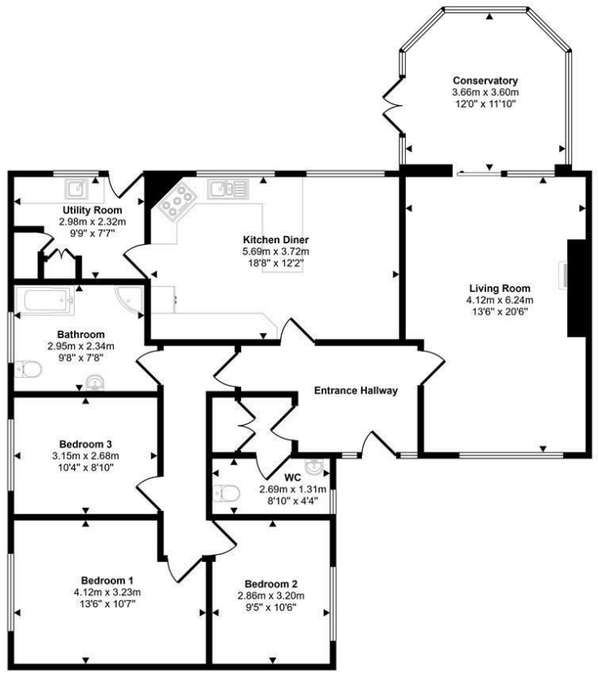
Approx Gross Internal Area
129 sq m / 1384 sq ft



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 Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band E
HEATING: Gas Central Heating

ref:EJL/CCL/11/26/OK EJL
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

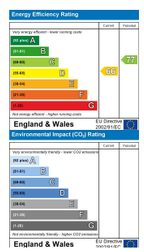
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



Lucerne Lower Lamphey Road, Pembroke, Pembrokeshire, SA71 4AE

- Chain Free
- Three Double Bedrooms
- Attractive Rear Garden With Decked Area
- Garage with Electricity
- Gas Central Heating
- Well-Maintained Detached Bungalow
- Conservatory
- Within Walking Distance of Pembroke Town Centre
- Double-Glazed Hardwood Windows
- EPC D



£400,000

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

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The Agent that goes the Extra Mile



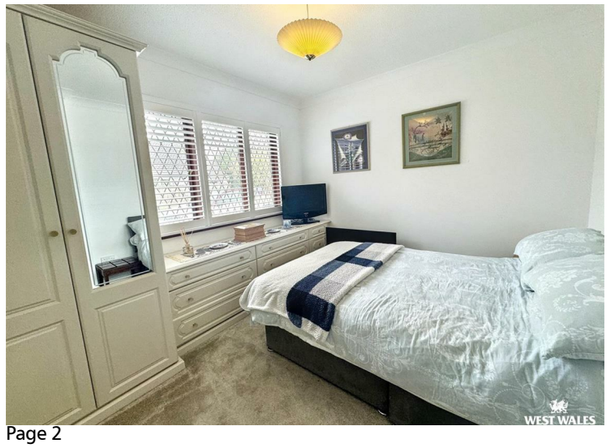


















Situated in the highly sought-after area of Lower Lamphey Road, within walking distance of Pembroke town centre, this well-maintained detached bungalow offers spacious and well-proportioned accommodation throughout.

The property briefly comprises an entrance hallway, separate WC, useful storage cupboard, kitchen/dining area, spacious lounge featuring a gas fire, conservatory and utility area.

There are three good-sized double bedrooms and a family bathroom fitted with both a bath and shower.

Further benefits include double-glazed hardwood windows and gas central heating.

Externally, the property enjoys convenient side access on both sides. To the rear is a pleasant garden featuring a decked seating area, with attractive woodland trees providing a lovely natural backdrop. There is also a useful garden shed with power.

The property further benefits from a garage with electricity and a spacious tarmac driveway with two separate entrances, providing ample off-road parking.

Pembroke Town is located in the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.



DIRECTIONS

From the Pembroke Office proceed along the mains street until you reach the mini roundabout. Take the 3rd to go down well hill and turn immediate left onto the Lower Lamphey Road. Follow the road along past the WV garage and the property will be found on the right hand side. What3words clapper.ballooned.lonely

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.