

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 Leasehold 125 years from 1993. £1 ground rent, service charge for 2024/25 is £1020.00

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas Central Heating

TAX: C

We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/06/25/DRAFT

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

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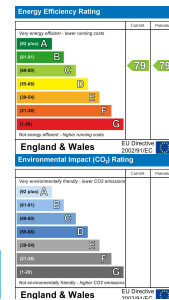


4 Brighton Mews, Main Street, Pembroke, Pembrokeshire, SA71 4HW

- First Floor Apartment
- Balcony Seating Area
- Communal Gardens
- Close to Transport Links
- Leasehold Property
- Open Plan Lounge/Dining/Kitchen
- Gas Central Heating
- Situated in Pembroke Town
- Close to Amenities
- EPC Rating C

Guide Price £70,000

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The Agent that goes the Extra Mile





A well-presented two-bedroom first-floor apartment located in the heart of Pembroke town. Within walking distance of amenities and transport links, this property is ideally located for convenience and commuting. Sitting within an over 50's complex the accommodation briefly comprises of an entrance hall to the ground floor with an open plan dining/lounge/kitchen, one double bedroom and a further study/sitting area which has previously been a second bedroom, and a bathroom. The property is served by double glazing and gas central heating. The property benefits from double glazing and gas central heating.

Externally the property benefits from a balcony that is accessed via the study/sitting area. To the front is a car park reserved for the residents of Brighton Mews only. To the rear of the property is a well tended communal garden which is lined by mature hedgerow. The rear facing windows enjoy a natural outlook.

Viewing is highly recommended.

***** PLEASE NOTE: This property is only available to buyers over the age of 50*****

Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafes, 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. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic, and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks, and council offices. The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.



DIRECTIONS

From our Pembroke Office proceed up the main street until you reach the Co-op on the right hand side. You will find the complex entrance adjacent. Go through the communal entrance and the property will be located a short distance in front. We are advised the complex offers off road parking on a first come first served basis.

What3Wrds:///includes.subsystem.dugouts

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