

**VIEWING:** By appointment only via the Agents.

**TENURE:** Freehold

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

Property has Mains Electric, Mains Water, Mains Drainage

**HEATING:** Gas

**TAX:** Band E

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

SLS/ESL/10/25/OKSLs

**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](mailto:pembroke@westwalesproperties.co.uk)

TELEPHONE: 01646 680006



## 5 Buttermilk Close, Pembroke, Pembrokeshire, SA71 4TN

- Detached House
- Downstairs Shower Room
- Front And Rear Gardens
- Two Reception Rooms
- Close To Amenities
- Three Double Bedrooms
- Timber Studio In Garden
- Single Garage And Ample off Road Parking
- Sought After Residential Area
- EPC Rating: E

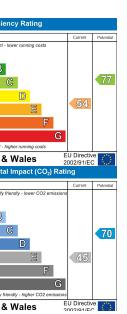
**Price £295,000**

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***The Agent that goes the Extra Mile***





## DIRECTIONS

From the Pembroke office proceed along the mill pond bridge and up Bush Hill as though going towards Pembroke Dock. At the traffic lights take the right hand turn onto Buttermilk land and follow the road down, you will see Buttermilk close on your right hand side, turn right and double back onto yourself and the property will be found on the left hand side. What3Words://crackled.raking.tanks

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.