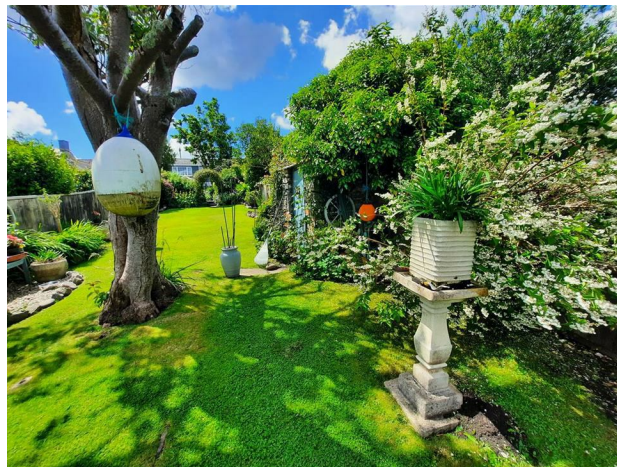




TELEPHONE: 01646 680006



Energy Efficiency Rating

Energy efficiency: lower ranking code = better

Energy Rating	Energy Efficiency (kWh/m²/yr)	UK Average	England & Wales Average
A	34-45		
B	46-55		
C	56-65	71	77
D	66-75		
E	76-85		
F	86-95		
G	96-120		

Energy efficiency: higher ranking = better

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

Energy Rating	CO2 Emissions (kg/m²/yr)	UK Average	England & Wales Average
A	10-15		
B	16-20		
C	21-25	10.4	10.8
D	26-30		
E	31-35		
F	36-40		
G	41-45		

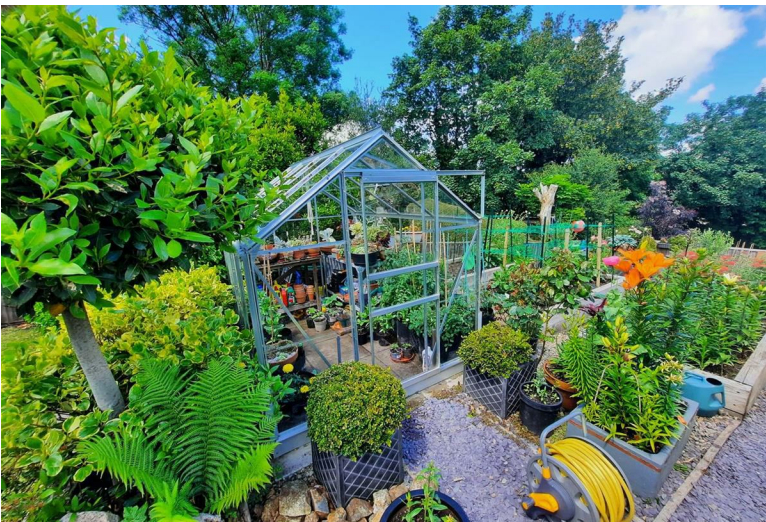
CO2 emissions: higher ranking = better

England & Wales EU Directive 2002/91/EC



The Agent that goes the Extra Mile





This is a beautifully presented mid-terrace cottage located in East Back - close to the centre of Pembroke, tucked away from the main street yet still within easy reach of local amenities.

The property has been carefully updated by the current owners to a high standard, successfully combining modern finishes with original character features. It offers flexible accommodation with three bedrooms plus a study that could also be used as a fourth bedroom.

On the ground floor there is an attractive open-plan living space with a wood-burning stove, a separate dining room, and a conservatory that brings in plenty of natural light and provides a pleasant outlook onto the garden. The home also benefits from gas central heating and double glazing throughout. The kitchen gives access to an integral garage which offers handy work/storage space or dry parking.

To the rear is a particularly charming garden located within the original town walls, offering a real retreat from everyday life. It features an abundance of colourful, well-established flowers and mature trees, creating a lush and established feel throughout the seasons. There are inviting patio seating areas ideal for relaxing or entertaining, alongside productive vegetable plots and a greenhouse, making it ideal for keen gardeners. The garden also includes a useful stone outbuilding and enjoys glimpses towards the mill pond and views in the direction of Pembroke Castle. The garden extends to over 250 ft in length approximately - offering a surprisingly generous and highly versatile outdoor space for a town-centre cottage.

This beautiful home must be seen in order to appreciate the quality of finish and evident care given by the current vendors.

Pembroke Town is located in the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including a dental surgery, solicitors, public transport links etc.



DIRECTIONS

From the Pembroke office proceed up the main street for approximately 500 yards until you see left hand turning onto East Back, drive up here and the property on the left hand side. What3Words: [///overpower.apron.herbs](https://www.what3words.com/overpower.apron.herbs)

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