

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 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

HQ/ESL/05/25 ok

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

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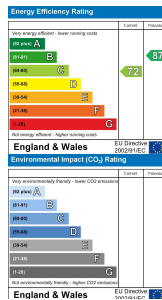


## 16 Arthur Street, Pembroke Dock, Pembrokeshire, SA72 6EN

- Mid Terrace Town House
- Open Plan Lounge/Dining Room
- Parking To Rear
- Close To Amenities
- Double Glazing And Gas Central Heating
- Three Bedrooms
- Garden To Rear
- Downstairs Shower Room
- Double Glazing
- EPC Rating: C

**Price £180,000**

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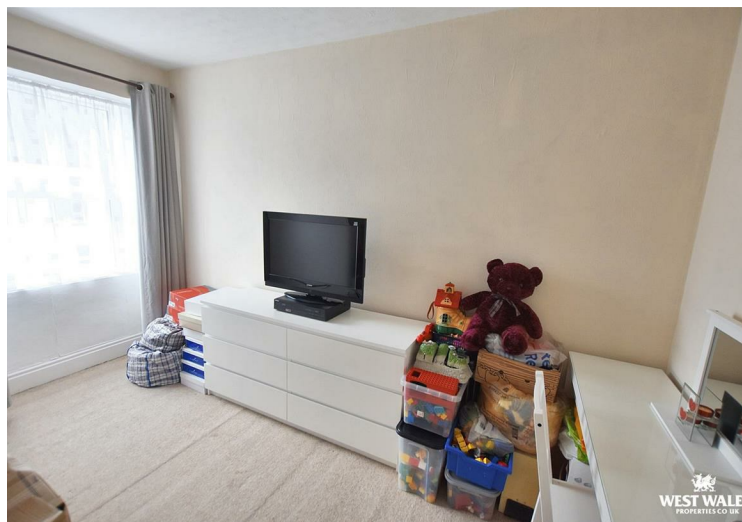
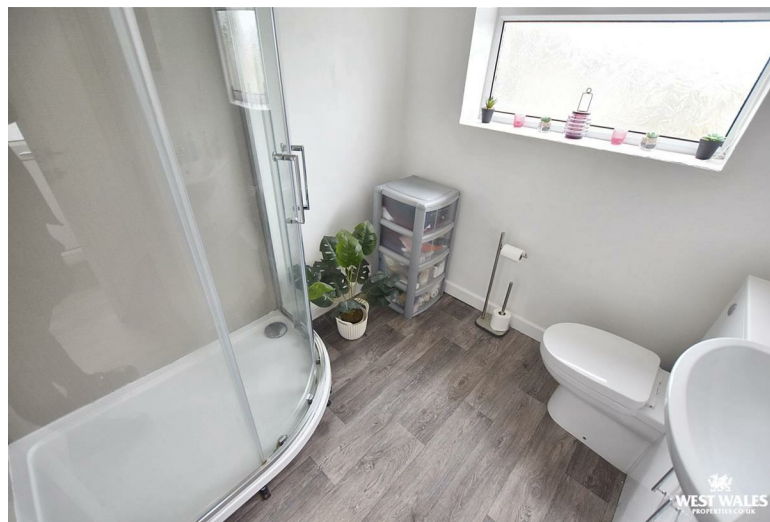


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**The Agent that goes the Extra Mile**





Located conveniently for amenities, schools and public transport links. This mid-terrace townhouse comprises of an entrance hall, open plan living room and dining room, kitchen, downstairs shower room, a separate WC and three bedrooms (2 double and 1 single). The property is served by double glazing and gas central heating and retains period charm.

Externally, a garden to the rear is laid to lawn, progressing on to a hardstanding which provides off road parking for two cars. This is accessed by a rear lane that runs behind the terrace. Further parking is available to the front of the property on the street.

This is a fantastic first time buy or a comfortable family home, viewing is highly recommended!

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



## DIRECTIONS

From the Pembroke office proceed out of town following signs towards Pembroke Dock, passing the school on your right and heading down Ferry Lane. At the T junction where Ferry Lane meets the A477, turn left and take the 1st exit off the roundabout, passing Tesco on your left. After Tesco, take the right-hand turn onto Arthur Street and the property will be found on the right-hand side. What3Words:///fattening.stay.claims

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