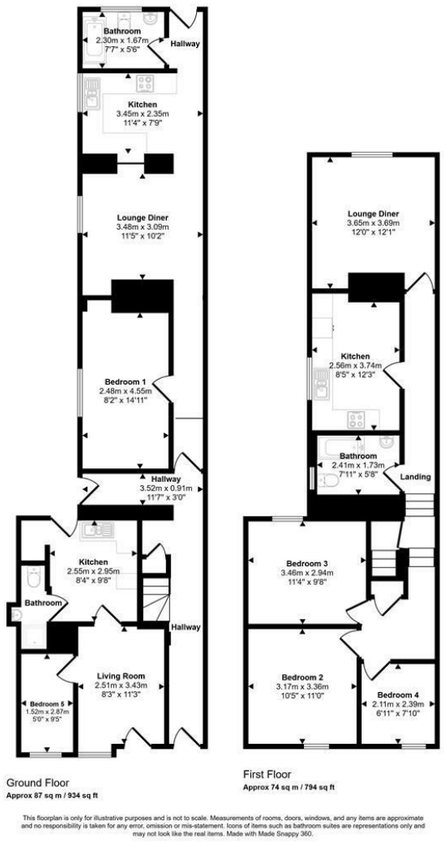
Approx Gross Internal Area
161 sq m / 1728 sq ft



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: 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
HEATING: Gas
TAX: Band A

EJL/CCL/10/26/OK EJL

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

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

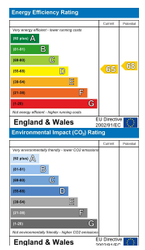
WEST WALES PROPERTIES .CO.UK

01646 680006
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES

42/42a Queen Street, Pembroke Dock, Pembrokeshire, SA72 6JE

- Investment Opportunity
- Approximate 10% rental yield
- Town Centre Location
- South-facing rear garden and patio
- Gas central heating
- Tenants in Situ
- Three Apartments
- Walking distance to shops and amenities
- Double glazing throughout
- EPC D



£190,000

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naea | propertymark PROTECTED
The Property Ombudsman

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
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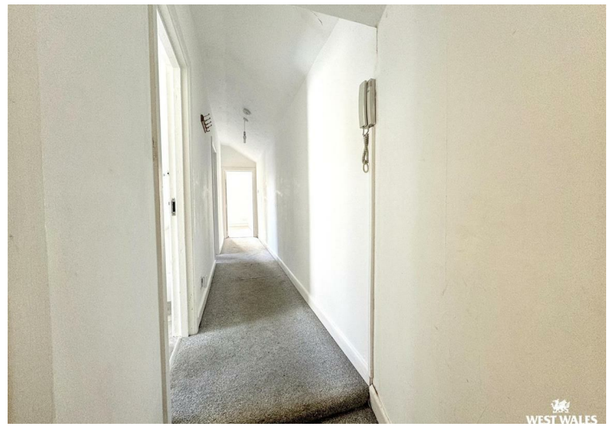
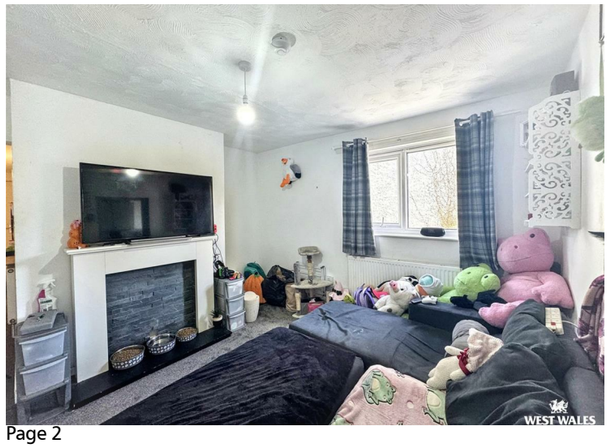
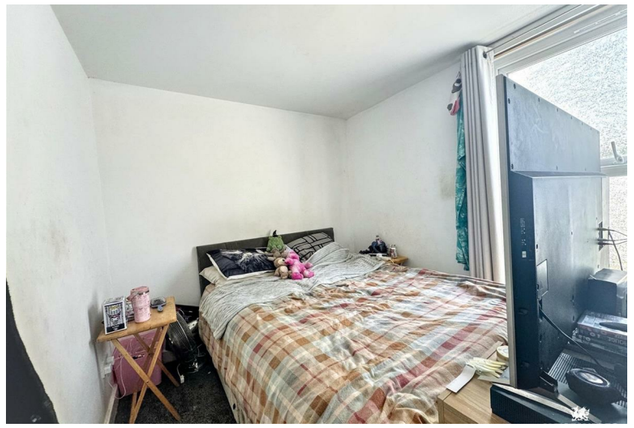
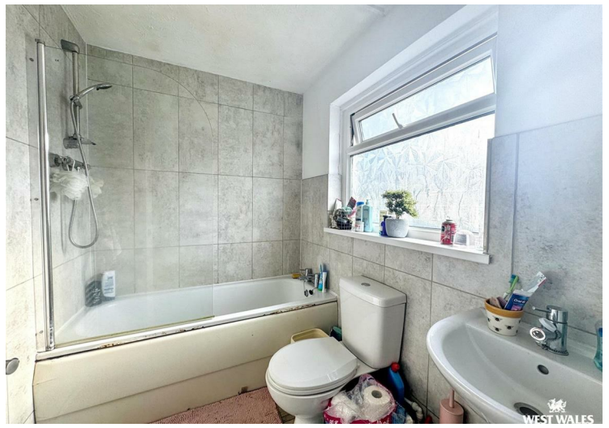
The Agent that goes the Extra Mile

Celebrating 30 Years of Business









An excellent opportunity to acquire the freehold of a property comprising three apartments, ideally situated in the centre of Pembroke Dock, within convenient reach of local shops, schools and a range of everyday amenities.

The property comprises two one-bedroom ground-floor apartments and a three-bedroom first-floor apartment, offering an attractive investment opportunity with a rental yield of approximately 10%. The property is being sold with tenants in situ, providing an established rental income.

Flat One – Ground Floor

Comprising of one bedroom, kitchen, lounge and bathroom, with its own private access.

Flat Two – Ground Floor

Comprising of one bedroom, kitchen, lounge/Diner and bathroom.

Flat Three – 1st Floor

Comprising of three bedrooms, kitchen, lounge/Diner and bathroom.

To the rear of the property is a south-facing garden and patio area, providing an attractive outdoor space, with all three apartments having access to the garden.

An ideal opportunity for investors seeking a multi-unit residential property with an attractive rental yield in a convenient town-centre location. Early viewing is highly recommended to appreciate the investment potential on offer.

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 our Pembroke Office follow the road over the bridge and up Bush Hill towards Pembroke Dock (A4139). When you drop down the otherside of the hill take the left turn onto Bush Street. Follow the road until you are in Pembroke Dock itself and take the 2nd exit on the mini roundabout, turn left onto Diamond Street follow into Queen street and the property will be found on the left hand side denoted by our 'For Sale' board. What3words tucked.lipstick.listening

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