



74 High Street, Pembroke Dock, SA72 6PB Offers in excess of £130,000

Situated in a convenient central location within Pembroke Dock, this characterful one-bedroom cottage offers well-proportioned accommodation together with a versatile detached outbuilding, making it an excellent opportunity for first-time buyers, downsizers, investors, or those seeking a coastal retreat.

The accommodation briefly comprises an entrance hallway providing access to all principal rooms. The spacious lounge/dining room, creating a comfortable living and entertaining space with ample room for both seating and dining furniture. The fitted kitchen offers a practical layout with a range of storage units and work surfaces, while the adjacent shower room is fitted with a three-piece suite.

The double bedroom is well-sized and benefits from good natural light, providing comfortable accommodation. The property's compact yet functional layout maximises the available living space and lends itself to low-maintenance living.

Externally, the property is complemented by a detached outbuilding and good sized garden.

Pembroke Dock offers a range of local amenities including shops, supermarkets, schools, cafés, and transport links, while the stunning Pembrokeshire coastline, beaches, and countryside are all within easy reach.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.

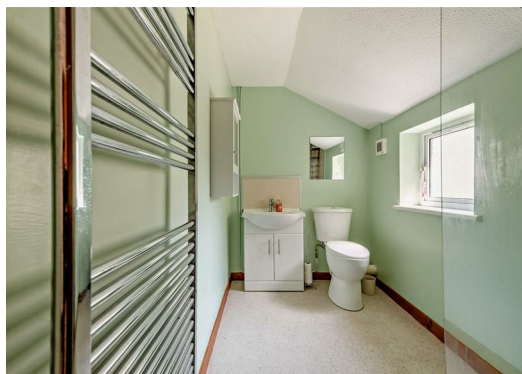


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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