

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 Electric, Mains Water, Mains Gas

HEATING: Gas

TAX: Band B

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

HC/ESL/05/26/OK EJL

FACEBOOK & TWITTER

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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

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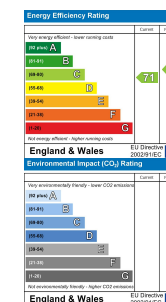


### 17 Montgomery Close, Monkton, Pembroke, Pembrokeshire, SA71 4LX

- Semi Detached House
- Well Presented
- Garden To Rear
- Located Away From Roads
- Open Plan Lounge/Diner
- Two Bedrooms
- Side Passageway With Utility Space
- Conservatory
- Close To Amenities
- EPC Rating: C

Offers In Excess Of £125,000

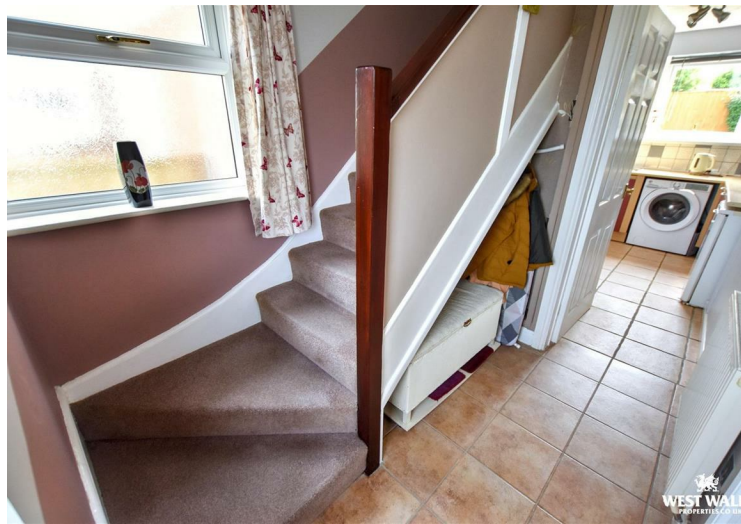
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**The Agent that goes the Extra Mile**



Welcome to 17 Montgomery Close, a well maintained semi-detached house located away from the roadside in a residential area. The property boasts views of the surrounding countryside with glimpses of the Cleddau Estuary, This is a fantastic prospect for someone looking to step onto the property ladder or for an investor to add to a buy to let portfolio.

The layout of the property briefly comprises of an entrance hall leading through to an open plan lounge/diner, a lovely sun room overlooking the garden and a kitchen equipped with a handy pantry. There is passageway which gives access to the rear garden from the front, and has space for utilities. On the first floor there are two well appointed bedrooms, the master is served with mirrored fitted wardrobes, and a family bathroom. The property is in a good decorative order, served by gas central heating and double glazing.

Externally, the property is accessed along a pedestrian footpath from a parking area, and has a gated courtyard to the front which is laid to decorative stone for easy maintenance. To the rear is a beautifully tended garden, laid to lawn with a patio seating area and space for a greenhouse and shed.

Viewing is highly recommended!

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, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices.



### DIRECTIONS

From the Pembroke office head through the traffic lights on the way to Monkton, follow the road round and proceed along Angle Road until you see the turning to Long Mains on your right. Turn down here and then take the first right into Montgomery Close. The property will be found along the footpath at the end of the communal parking area.  
Whate3Words:///punch.crunched.perusing

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