

Floorplan

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, 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

HC/ESL/05/25/ OK 27.5.25

**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.

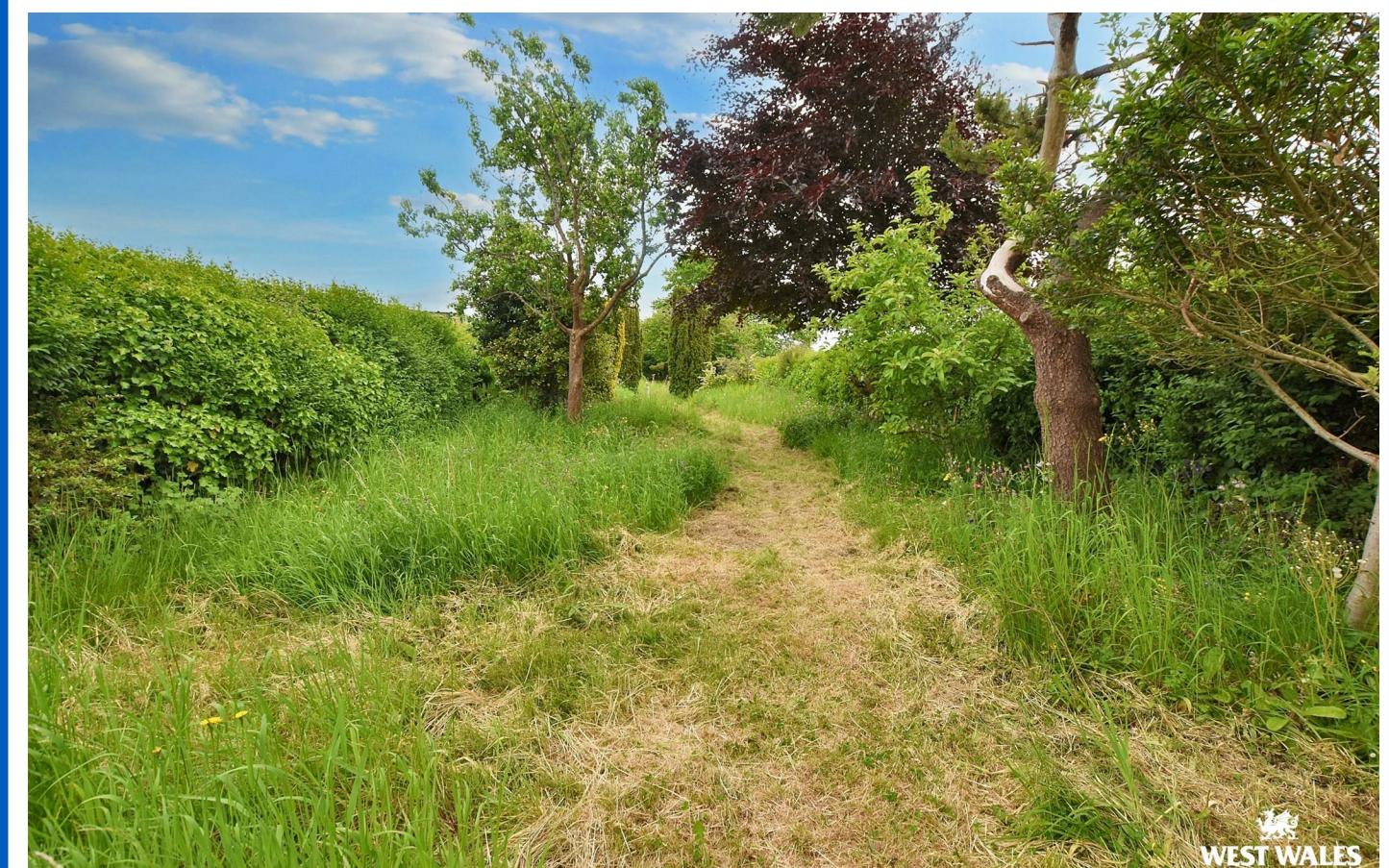
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS

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## 74 High Street, Pembroke Dock, Pembrokeshire, SA72 6PB

- No Onward Chain
- Open Plan Lounge/Diner
- Shower Room
- 200 ft Garden
- Gas Central Heating
- Mid Terraced Cottage
- One Bedroom
- Convenient To Town
- Double Glazed
- EPC Rating: C

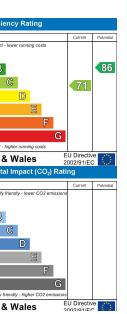
**Offers In Excess Of £145,000**

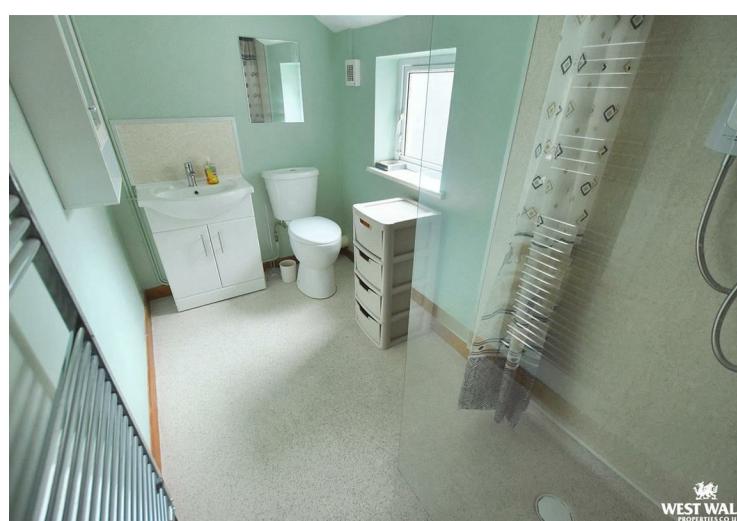
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***The Agent that goes the Extra Mile***





A charming mid terrace cottage is situated on the edge of Pembroke Dock Town. The property is perfectly positioned within a convenient distance of a range of local amenities, including shops, supermarkets and public transport links, making it a practical choice for a variety of buyers.

The accommodation comprises of entrance hall, open plan lounge/diner, kitchen, one double bedroom and a shower room. The home benefits from gas central heating and double glazing throughout.

Externally, the rear of the property boasts pretty lawned gardens measuring over 200ft in length — ideal for relaxing, entertaining, or simply enjoying the outdoors. This inviting outdoor space offers potential for further landscaping or personalisation and is served by a stone built outbuilding.

With the further appeal of no onward chain, this is a fabulous first time buy or buy to let. 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 our Pembroke Office head north on Northgate Street over the bridge and follow the A4139 up the hill. Turn left onto Pembroke Road (B4322), past the school, and the property will be found on the right hand side, opposite the fire station. What3Words: reseller.bearable.youths



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