

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 Drainage

Heating: Gas

TAX: Band C

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

EJL/ESL/07/26/OK EJL

FACEBOOK & TWITTER

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<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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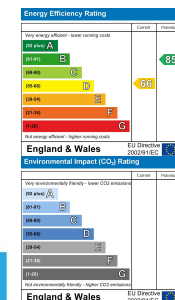


### 4 Gloucester Way, Pembroke Dock, Pembrokeshire, SA72 6EH

- Demi-Detached Bungalow
- No Onward Chain
- Two Bedrooms
- Fantastic Retirement Prospect Or First Time Buy
- Low Maintenance Garden
- Detached Garage
- Driveway Parking
- Close To Amenities
- Gas Central Heating
- EPC Rating: D

£180,000

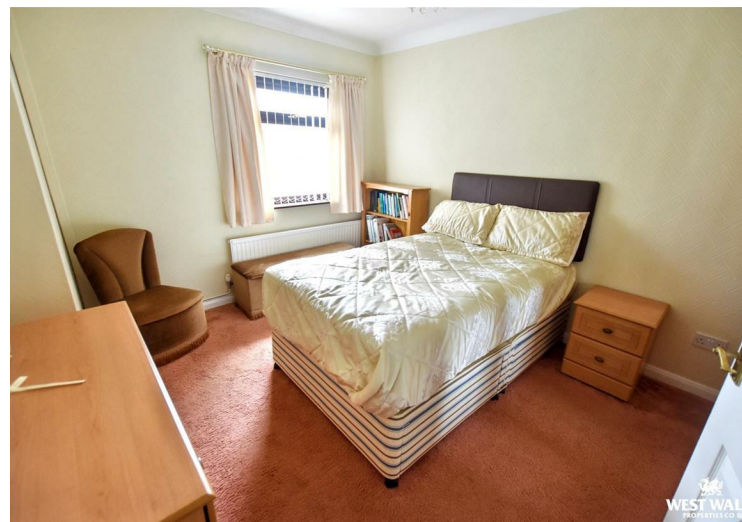
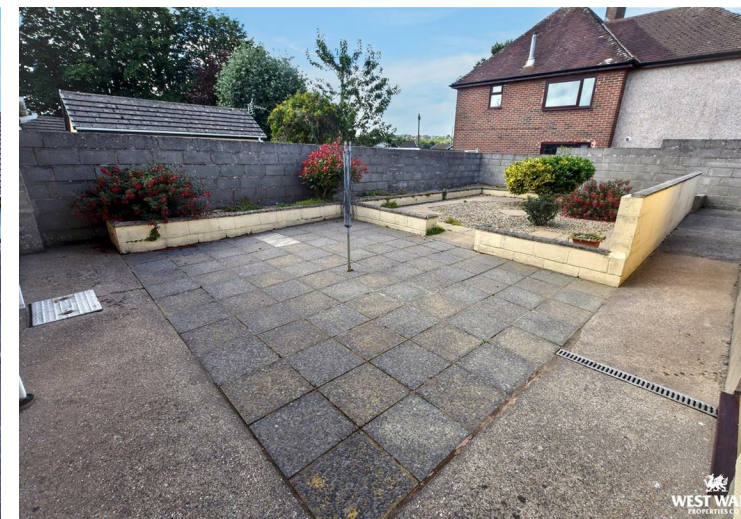
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**The Agent that goes the Extra Mile**





Situated on the periphery of Pembroke Dock in a pleasant residential cul-de-sac, this well-appointed semi-detached bungalow is offered for sale with the significant advantage of no onward chain, making it an ideal purchase for those seeking a straightforward move.

The accommodation comprises an entrance porch leading into a welcoming living room, a well equipped kitchen/diner, a master bedroom, a further single bedroom, and an accessible shower room. The property further benefits from double glazing and gas central heating throughout, ensuring comfort and energy efficiency.

Externally, the property enjoys excellent kerb appeal with a beautifully maintained front garden, a driveway providing off-road parking for two vehicles, and access to a detached garage offering additional parking, workshop potential, or useful storage space. To the rear, a low-maintenance patio garden with attractive decorative stone borders provides a pleasant outdoor space to relax and enjoy.

This charming bungalow would make an excellent home for those looking to downsize, retire, or simply enjoy single-storey living in a convenient and sought-after residential location.



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. The property is a short walk to the post office.

### DIRECTIONS

From the Pembroke office head east on Main St/A4139 towards Mill Pond Walk. At the roundabout, take the 3rd exit onto Lower Lamphey Rd/A4139. Turn right onto Westgate Hill/A4139 and then turn left onto Northgate St/A4139. Continue to follow the A4139 towards Pembroke Dock for approx 1.3 miles. Turn left onto London Rd/A477 and at the roundabout, take the 1st exit onto London Road. Pass through the traffic lights, and continue to follow road. Just before the roundabout turn right Tremeyrick Street, and then right onto Glenview Avenue. Take the next right hand turn onto Gloucester Way, and the property will be found on the right-hand side. What3Words: ///shame.haven.apricot



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