Approx Gross Internal Area
100 sq m / 1074 sq ft



Ground Floor
Approx 55 sq m / 595 sq ft

First Floor
Approx 45 sq m / 479 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, Mains Gas
HEATING: Gas Central Heating
TAX: Band C

HC/ESL/09/26/DRAFT

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

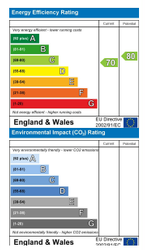
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



18 Holyland Road, Pembroke, Pembrokeshire, SA71 4BL

- Mid Terrace Cottage
- Three Bedrooms
- Gas Central Heating
- Close To Amenities
- Period Charm
- Beautifully Presented
- Two Reception Rooms
- Garden To Rear
- Roll Top Bath
- EPC Rating: C



Offers In Excess Of £225,000

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

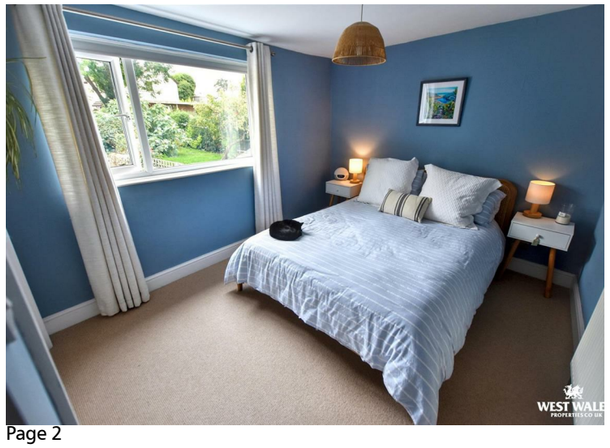
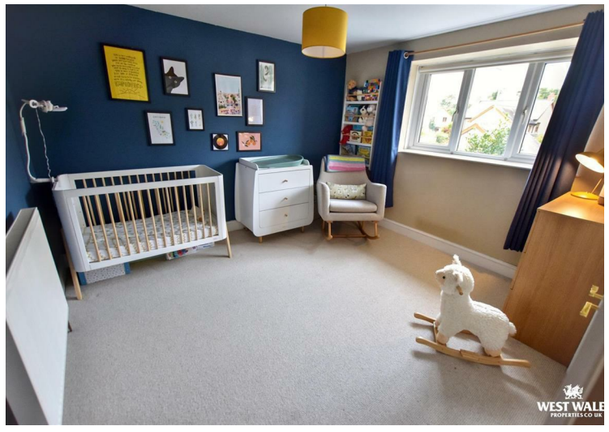
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile










A beautifully presented three-bedroom period home, conveniently positioned within walking distance of Pembroke town centre and offering an appealing combination of character features, well-proportioned accommodation and a delightful rear garden.

Stepping inside, the property immediately showcases many of the details that make this home stand out. The accommodation is arranged over two floors and comprises an entrance vestibule and hallway, leading to a lounge featuring a working Victorian fireplace, a separate sitting room and a dedicated dining room. The kitchen continues the character of the property, fitted with solid oak units and complemented by a traditional Belfast sink.

Upstairs, the landing provides access to three bedrooms and the family bathroom, where a freestanding roll-top bath adds another period-inspired feature to the home.

Externally, the rear garden offers a patio seating area, providing space for outdoor dining and seating, which leads through to a lawned garden. A walled frontage with pedestrian entrance gate creates separation between the property and the pavement.

Further benefits include gas central heating and UPVC double glazing, on street parking is available to the front of the property.

Combining period character with a convenient location close to the heart of historic Pembroke, this distinctive home needs to be viewed to fully appreciate everything it has to offer.

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.





DIRECTIONS

From our Pembroke office proceed up main street to Eastgate Roundabout, turn right onto Holyland Road and number 18 will be on the right hand side. What3Words: ///ethic.fencing.says

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