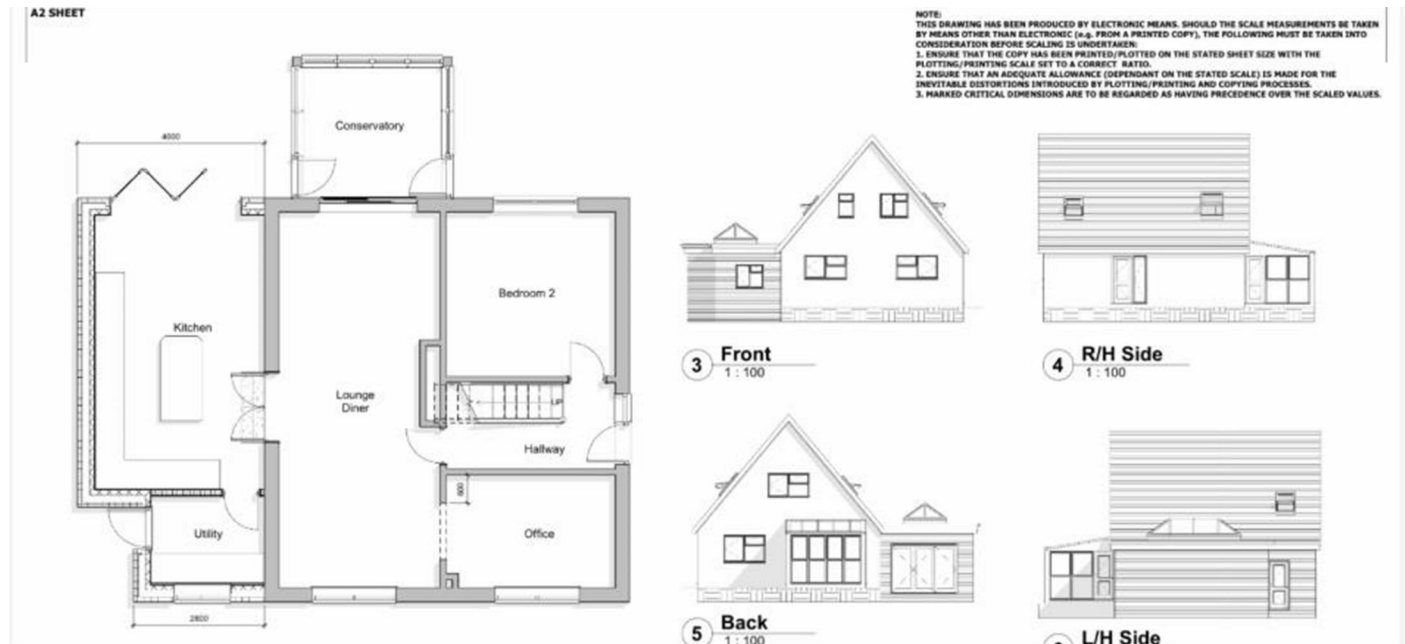
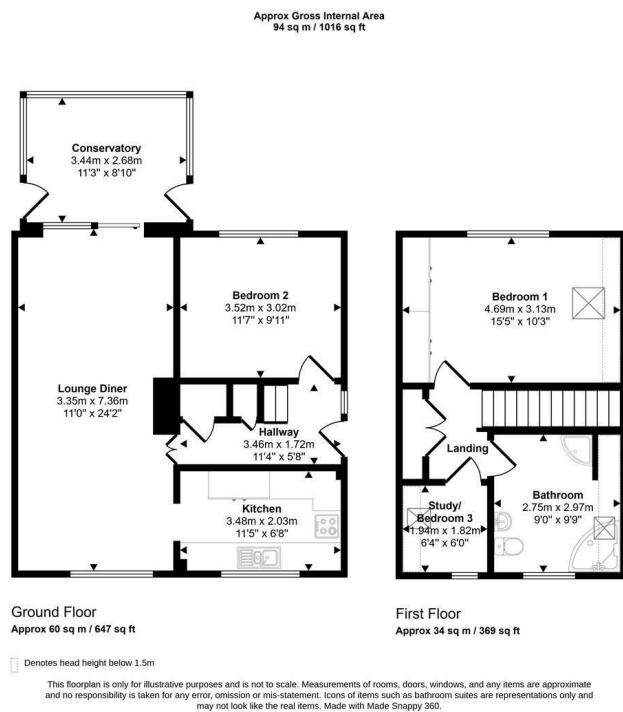


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: Gas Central Heating
TAX: Band D

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

EJL/ESL/09/26/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
EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

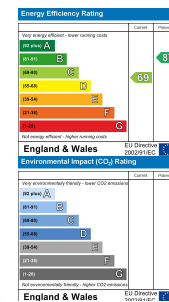


7 Holyland Drive, Pembroke, Pembrokeshire, SA71 4BG

- Detached Dormer Bungalow With Planning To Extend
- Well Equipped Galley Kitchen
- Garden To Rear
- Downstairs Bedroom/Second Reception Room
- Planning Application No: 25/0387/PA
- Open Plan Lounge/Diner
- Corner Plot In Popular Residential Area
- Ample Off Road Parking And Garage
- Conservatory
- EPC Rating: C

Offers In Excess Of £250,000

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The Agent that goes the Extra Mile





****VERSATILE FAMILY HOME WITH APPROVED PLANNING PERMISSION TO EXTEND****

Situated within the sought-after cul-de-sac of Holyland Drive, on the outskirts of the historic town of Pembroke, this well-presented detached dormer bungalow offers versatile accommodation arranged over two floors, complemented by off-road parking, a garage and gardens to the front and rear.

The accommodation comprises an entrance hall leading through to an open-plan living/dining room, with sliding doors providing access to the conservatory, which overlooks the rear garden. The ground floor also benefits from a fitted kitchen with a range of wall and base units, together with a bedroom offering the flexibility for ground-floor living. Planning permission has been approved for an extension to the side, expanding the living accommodation to have a kitchen/diner, utility and office.

To the first floor, the landing provides access to a double bedroom with fitted wardrobes, a nursery/study and a family bathroom fitted with both a separate bath and shower.

Externally, the property is approached via a driveway providing off-road parking and access to the garage. To the rear, a paved seating area provides an ideal setting for outdoor dining and entertaining, with a pathway leading to the garage, which offers additional storage. The garden is predominantly laid to lawn, with a further footpath leading to a lower garden level.

Offering flexible accommodation in a desirable residential location, this property is well suited to a variety of buyers, including families and those seeking a home with ground-floor bedroom accommodation. Viewing is highly recommended to appreciate all that this property has to offer.



DIRECTIONS

From the Pembroke office head out of town along the main street until you reach East Gate roundabout. Take the first exit and follow the road along, eventually turning right into Kingsbridge Drive. Take the second left into Holyland Drive, drive into the cul-de-sac and the property is on your left denoted by our For Sale board.
What3Words:///diggers.chapels.tweezers

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