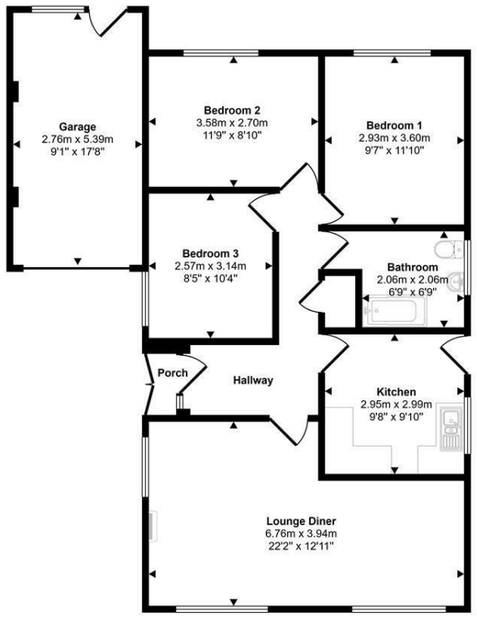
Approx Gross Internal Area
95 sq m / 1019 sq ft



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 Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band D

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

HC/ESL/01/26/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

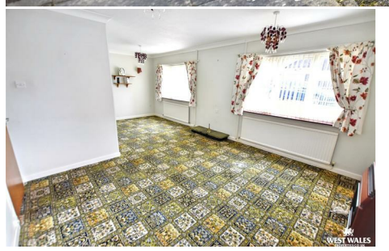
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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



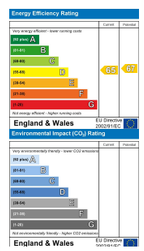






7 Vicarage Fields, Pembroke, Pembrokeshire, SA71 4AQ

- Detached Bungalow
- Three Bedrooms
- Off Road Parking
- Accessible Bathroom
- Outskirts Of Town
- No Onward Chain
- Adjoining Garage
- Front And Rear Gardens
- Gas Central Heating
- EPC Rating: D



Offers In Excess Of £240,000

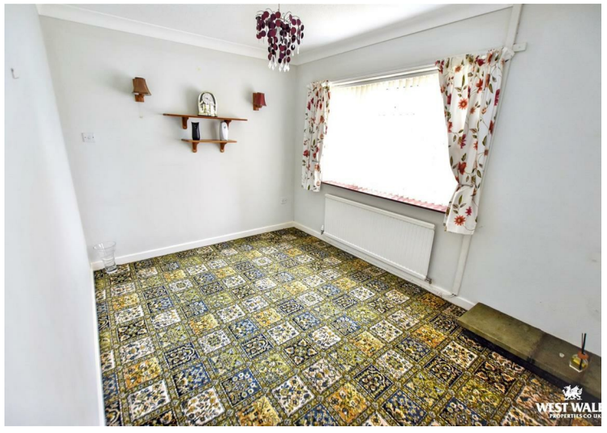
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The Agent that goes the Extra Mile



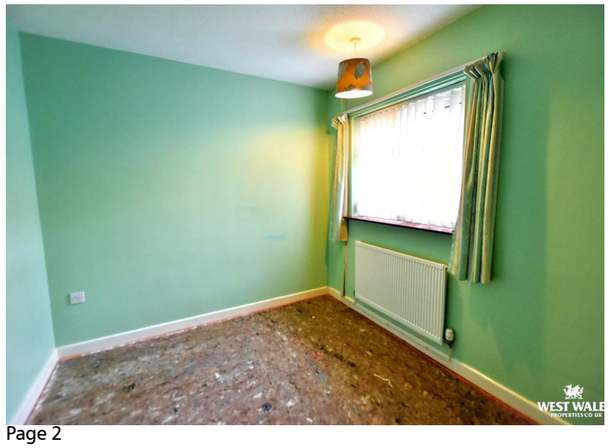


















An opportunity to purchase a detached bungalow situated in a sought after residential cul-de-sac, on the periphery of Pembroke town. This property requires some modernisation but holds the potential to be a convenient family home or a comfortable home to enjoy retirement.

The layout of the property briefly comprises of an entrance porch leading through to a hallway, an open plan lounge/diner with double aspect windows, kitchen fitted with base and eye level units, three bedrooms and a bathroom with an accessible walk in bath with shower attachment over. The property is served by double glazing and has central heating.

Externally there is a driveway to the side giving off road parking for two cars, and access to the adjoining single garage. A gates footpath leads to the rear garden which is laid to lawn and has a boundary fence providing safety for children and animals. To the front, a further lawned garden gives immediate curb appeal.

With the further benefits of having no onward chain, 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, cafes and grocery stores. The town also has amenities including banks/building societies, doctors and 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.
The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.



DIRECTIONS

From the Pembroke Office proceed up the Main Street until you reach Eastgate roundabout at the top of town. Take the second exit onto the Upper Lamphey Road and follow the road past the train station, continuing for a short distance until you see the turning for Vicarage Fields on your left. Enter the cul-de-sac and the property will be found on your left hand side. What3Words: ///protester.boater.jingles

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