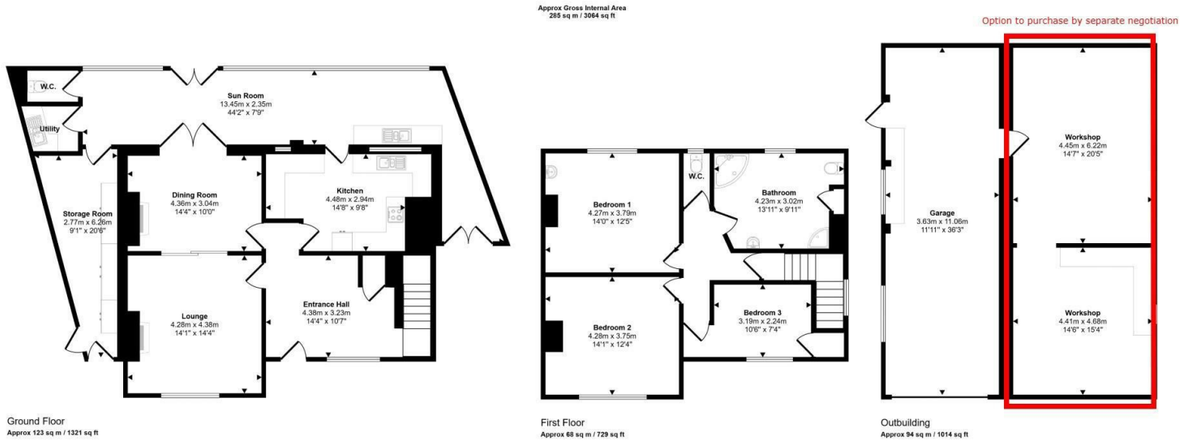


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D'
HEATING: Gas

ref: HC/ LLE / JUNE/ 25
TAKEONOK/LLE/20/06/25

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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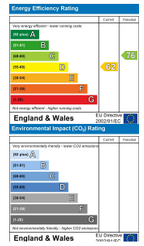






Fortland House Pier Road, Pembroke Dock, Pembrokeshire, SA72 6TR

- **Detached House**
- **Town Centre Location**
- **Three Bedrooms**
- **Sun Room With Utility And W/C**
- **Option To Purchase Two Workshop Spaces And Land (By Separate Negotiation)**
- **No Onward Chain**
- **Ideal Family Home**
- **Two Reception Rooms**
- **Garden, Courtyard And Garage**
- **EPC Rating: D**

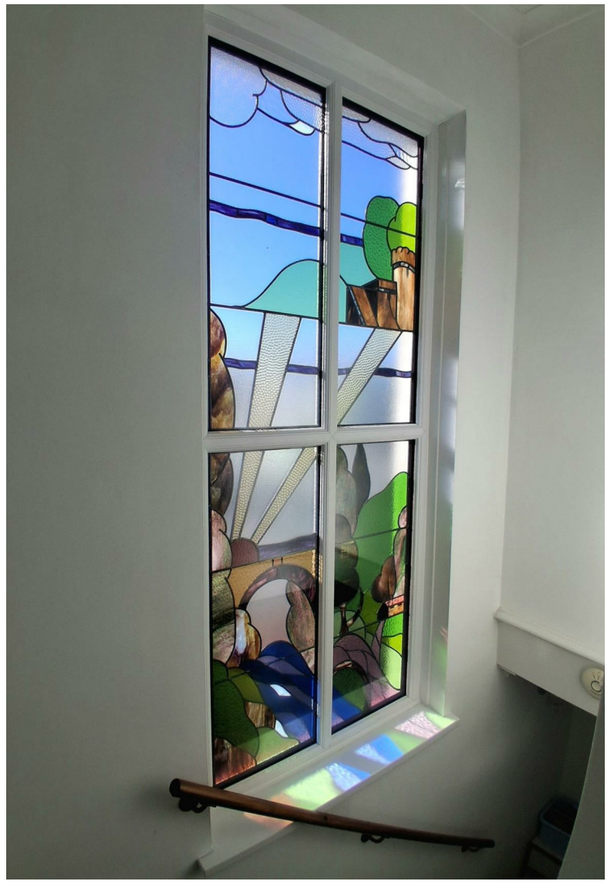


Offers In Excess Of £300,000

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EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile











Situated in the heart of Pembroke Dock, this well presented detached house would make a brilliant family home. Conveniently located within walking distance to the many amenities Pembroke Dock has to offer, there is also easy access to public transport links. Boasting a garage/workshop offering off road secure parking. There is also further workshop spaces and land available by separate negotiation. Viewing is highly recommended to appreciate all the property has to offer!

The ground floor accommodation comprises; entrance hallway featuring parquet flooring, living room with traditional sliding doors opening into the formal dining area, and a kitchen fitted with a range of appliances. A sun room leads off the kitchen and dining area which provides a utility room and w/c, and access to the storage room and courtyard. Upstairs provides the family bathroom with corner jacuzzi bath and shower, separate w/c, and three bedrooms. Offering some lovely features throughout, including a triple glazed stain glass window on stairwell, there is also parquet flooring remaining under the carpets downstairs. The property benefits from gas central heating and UPVC double glazing and triple glazing to the front.

Externally, a side gate opens into the front garden area, with a pathway leading up to the front door. A mature garden is located to the rear and is an ideal space for entertaining your family and friends, with decking and patio areas. The garage/workshop space is accessed from both the garden and road side.

Pembroke Dock, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels, 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 beaches within driving distance















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. The property is on the left hand side.
What/Three/Words:///fabric.photo.visions

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