Approx Gross Internal Area
89 sq m / 953 sq ft




Ground Floor
**Approx 40 sq m / 426 sq ft**

First Floor
**Approx 39 sq m / 424 sq ft**

Outbuilding
**Approx 10 sq m / 104 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 Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
COUNCIL TAX BAND : C

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

EJL/CC/10/26/OK EJL

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
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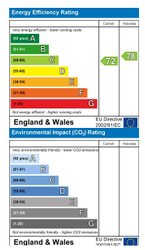






## 10 Finch Close, Pembroke Dock, Pembrokeshire, SA72 6QQ

- No Chain
- Three Bedrooms
- Garden
- Outbuilding For Storage
- Gas Central Heating
- Semi Detached House
- Kitchen/Diner
- Driveway Parking
- Double Glazed
- EPC C

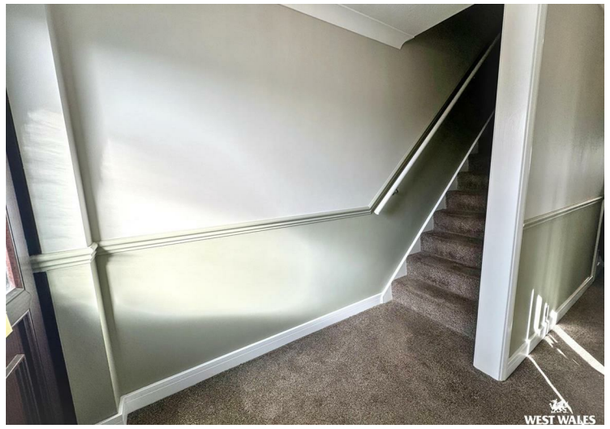



## O.I.R.O £200,000

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***The Agent that goes the Extra Mile***



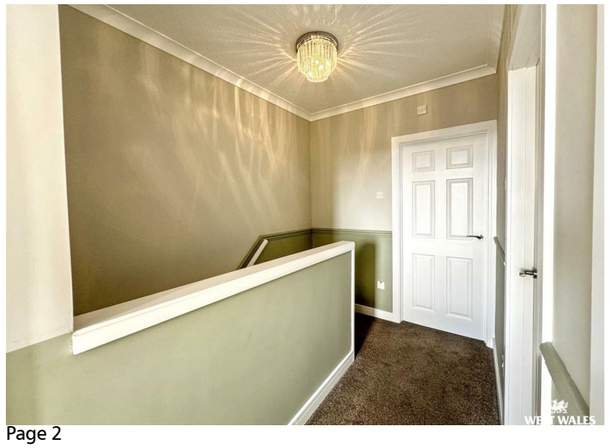


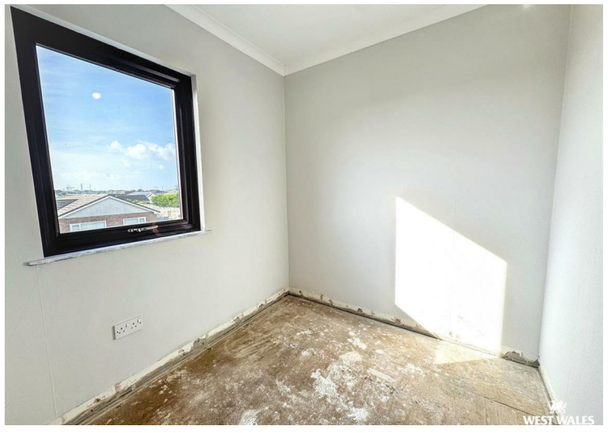






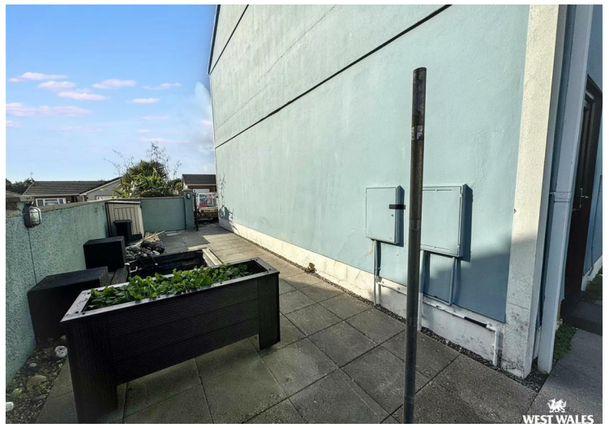












An excellent opportunity to purchase this well-presented and recently modernised semi-detached home, ideally situated in the popular residential area of Finch Close, Pembroke Dock. Perfect for first-time buyers, young families or those looking to downsize, this attractive property offers comfortable, contemporary living in a convenient location close to local shops, schools, transport links and a range of everyday amenities.

The accommodation briefly comprises an entrance hallway, a lounge and a modern kitchen/diner. To the first floor are two double bedrooms and a further single bedroom, providing versatile accommodation to suit a variety of needs.

The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Externally, the front of the property boasts a tarmac driveway providing off-road parking for up to three vehicles.

To the rear, the garden provides a pleasant outdoor space, featuring a patio area ideal for outdoor dining and relaxation. A further patio and pond to the side add character and interest to the outside space. Additional benefits include a brick-built outbuilding with electricity, offering excellent potential for storage, a workshop or hobby space, together with convenient side access.

Offered for sale with no onward chain, this appealing home combines modernised interiors, practical living space and attractive outdoor features, making it an excellent choice for a range of prospective purchasers. Early viewing is highly recommended.




## DIRECTIONS

From our Pembroke Office head over the Mill Pond Bridge and up Bush Hill (A4139). At the top of the hill take the left onto Pembroke Road (A4139) go passed Bush school and take a left hand turn after the fire station onto Britannia Road, turn left onto Arthur Morris Drive and then right onto Finch Close, where number 10 can be found on the left hand side. What3words sleepers.validated.eaten

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