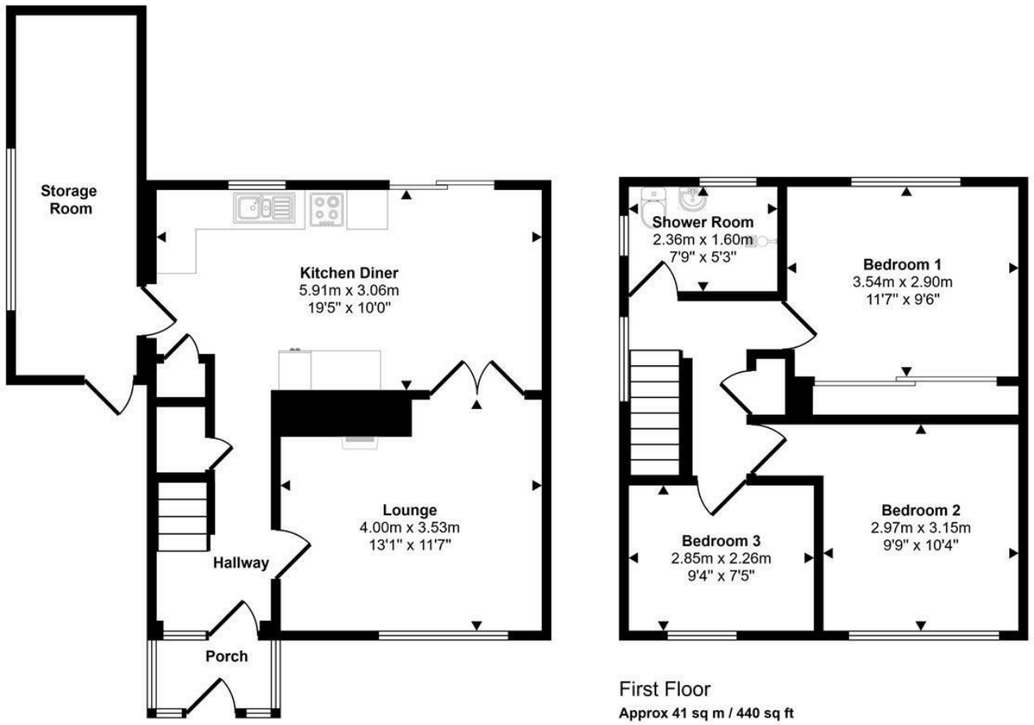
Approx Gross Internal Area
94 sq m / 1010 sq ft



Ground Floor
Approx 53 sq m / 569 sq ft

First Floor
Approx 41 sq m / 440 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 Gas, Mains Drainage, Mains Electric, Mains Water
HEATING: Gas
TAX: B

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

HC/ESL/03/25/DRAFT

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,

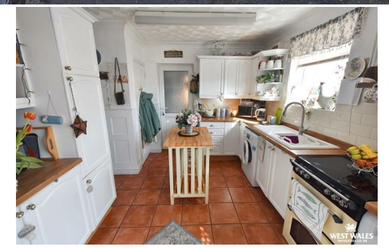
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01646 680006
www.westwalesproperties.co.uk



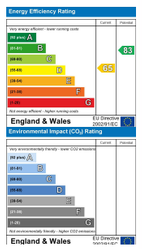






24 Marshall Road, Monkton, Pembroke, Pembrokeshire, SA71 4NE

- Semi-Detached House
- Open Plan Kitchen/Diner
- Off Road Parking
- Close To Pembroke And Amenities
- Well Tended Gardens
- Three Bedrooms
- Two Workshops
- Very Well Presented
- Gas Central Heating
- EPC Rating: D



Offers In Excess Of £160,000

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

The Agent that goes the Extra Mile



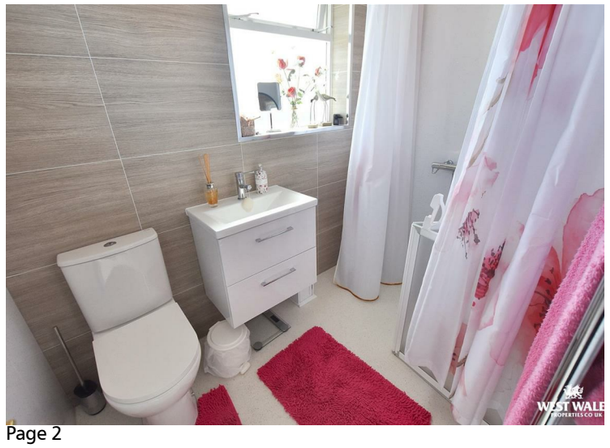


















Welcome to 24 Marshall Road. This beautifully presented semi-detached house is located in a popular residential area close to amenities, schools and public transport links. The layout of the property briefly comprises of an entrance porch leading through to a hallway, an open plan kitchen/dining room and a welcoming lounge. On the first floor are two double bedrooms, a further single bedroom and an accessible shower room. The property has been very well cared for and is served by double glazing and gas central heating.

Externally, a driveway to the front provides off road parking and pedestrian access to the rear garden. The garden is well maintained and consists of lawned garden with bedding areas and a patio seating area. There is a workshop to the rear providing handy work/storage space and a further workshop at the side of the property, accessible through the kitchen so would lend itself to being a great utility room!

This is a lovely first time buy or buy to let opportunity - viewing is highly recommended!

This property is located on the outskirts of the historical town of Pembroke with its impressive castle, many shops, schools and amenities. Just a short drive away is the popular seaside towns of Tenby and Saundersfoot with their sandy beaches and picturesque harbours.







DIRECTIONS

From the Pembroke office head around the one way system through town, down Well Hill and along The Commons. Take the left hand turn towards Monkton and proceed through the traffic lights and around the bend onto Angle Road. Take the right hand turn onto Long Mains and follow the road down until you see Marshall Road on your right. Turn here and the property will be found on your right hand side. What3Words: ///compliant.pounces.strong

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