

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 Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas Central Heating

TAX: Band C

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

TAKE ON OK HC 12.11.24

FACEBOOK & TWITTER

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<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

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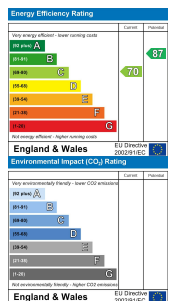


12 Picton Place, Pembroke Dock, Pembrokeshire, SA72 6BQ

- Mid-Terrace Cottage
- Well Presented
- Garden To Rear
- Gas Central Heating
- Excellent First Time Buy
- Two Double Bedrooms
- Conveniently Located To Town
- Open Plan Living/Dining Area
- Double Glazing
- EPC Rating: TBC

Offers In Excess Of £150,000

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The Agent that goes the Extra Mile





An opportunity to purchase a very well appointed mid-terrace cottage located in the popular and conveniently located area of Picton Place. The property benefits from double glazing and gas central heating. The layout briefly comprises of an entrance hallway, kitchen, an 'L' shaped lounge/diner with doors leading out onto patio area with steps leading to garden two double bedrooms, and family bathroom. The property is in a very good decorative order with modern kitchen and bathroom suites. Externally the property boasts a South facing garden which is laid to lawn with wall and hedgerow boundaries, and there is on-street parking available to the front. This is a perfect first time buy or investment. Viewing is highly recommended!

Pembroke Dock is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, 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 beautiful beaches within driving distance. The 18 hole South Pembrokeshire golf course is also close by.



DIRECTIONS

From Pembroke take the main road up Bush Hill towards Pembroke Dock. Turn left after the school onto high street. At the red roses pub turn right onto Prospect place and then take the first rife onto Picton Place, where number 12 will be found on the left-hand side. What3Words: profited.wonderfully,pipes

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