

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  
TAX: D

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

HC/ESL/09/25/DRAFT

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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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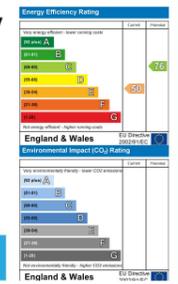


**4 Bush Street, Pembroke Dock, Pembrokeshire, SA72 6AX**

- End Terrace House
- Close To Town Centre
- Two Storey Workshop To Rear
- Gas Central Heating
- Bathroom With Separate Shower
- Three Double Bedrooms
- Two Reception Rooms And Conservatory
- Low Maintenance Garden
- Character Features
- EPC Rating: E

Offers In Excess Of £210,000

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**The Agent that goes the Extra Mile**





4 Bush Street is a substantial end terrace townhouse boasting many original features, located just in a central position close to all everyday amenities, including schools, shops and public transport links. This property is a fantastic family home offering space to grow!

The layout of the property briefly comprises of an entrance vestibule with original tiled flooring, a hallway leading through to the lounge and dining room, and the kitchen, progressing onto the conservatory at the rear. A split level staircase leads to the master bedroom with dressing room and en-suite WC, a second double bedroom and a family bathroom with his and hers wash hand basins, a bath and a separate shower unit. A feature spiral staircase leads up to the converted loft room, currently in use as a bedroom with an en-suite WC. The property is served by double glazing and gas central heating.

Externally, the garden is laid to patio with astro turf, boasting low maintenance. A feature brick built seating area offers a lovely place to enjoy a sunny afternoon, whilst an external utility room and outbuildings provide handy work/storage space. To the rear of the garden is a fantastic two storey workshop, offering recreational space or the potential to convert into further living accommodation, subject to any necessary planning permission.

A great family home offering endless potential and versatility. Viewing is highly recommended!

Pembroke Dock, or the Port of Pembroke, 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.



#### DIRECTIONS

From the Pembroke Office head out of town in the direction of Pembroke Dock, up Bush Hill and then down Ferry Lane. Take the left hand turn off Ferry Lane onto Bush Street and follow the road along, going over the mini roundabout. and follow the road down, where the property will be found on your left hand side, before the turning to Charlton Place. What3Words:///passively.digit.suggested

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.