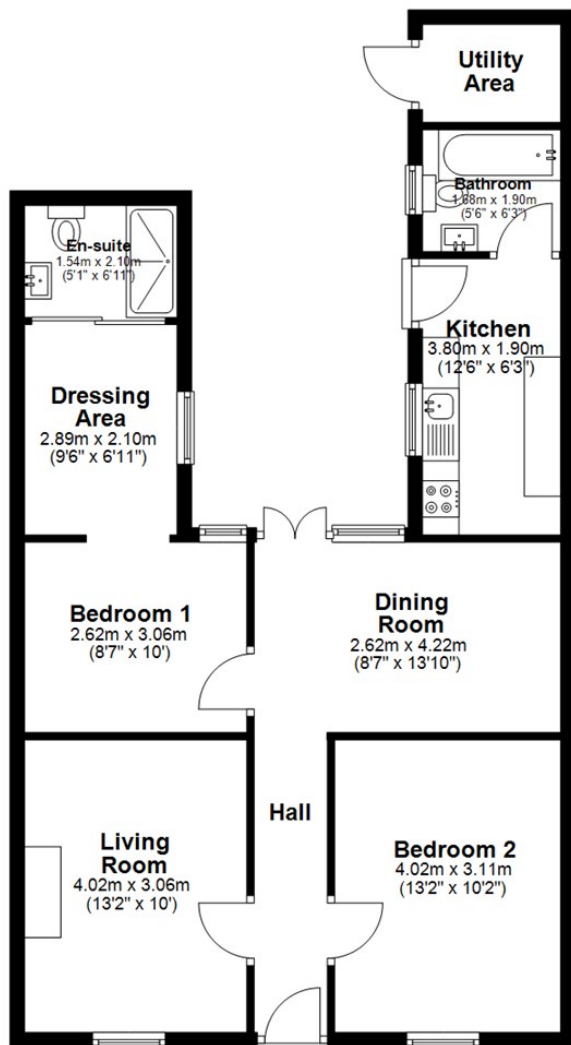


Ground Floor
Approx. 73.0 sq. metres (785.5 sq. feet)



Total area: approx. 73.0 sq. metres (785.5 sq. feet)

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 ' C '

HEATING: Gas

ref: HC /LLE/ 04 / 24

TAKEONOK/12/04/24/LLE

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.

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

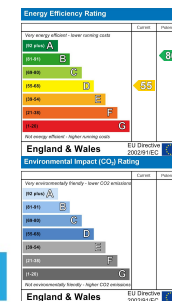


11 Williamson Street, Pembroke, SA71 4ER

- Mid Terrace Cottage (Grade 2 Listed)
- Master With Dressing Room And En-Suite
- Dining Room
- Sought After Location
- Gas Central Heating
- Two Bedrooms
- Contemporary Kitchen
- Family Bathroom
- Enclosed Rear Garden
- EPC Rating: E

Offers In Excess Of £170,000

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The Agent that goes the Extra Mile





This character Grade 2 Listed Pembroke terraced cottage, is situated in the historic town of Pembroke within walking distance to the variety of amenities the town has to offer. With an abundance of charm throughout the property would make the ideal first time buy or investment property. The accommodation of the property comprises; living room with feature fire place, two double bedrooms including the master with walk in dressing room and ensuite, a family bathroom, dining room with patio doors opening onto the garden, and contemporary kitchen fitted with a range of modern appliances. The property boasts a neutral decor throughout, and has gas central heating!

Externally, to the front of the property there is ample on street parking available. The rear provides an enclosed patio area ideal for outside seating and entertaining your guests. A mature lawned landscaped garden is home to a variety of plants, shrubs and trees, with lovely views overlooking Pembroke town. A utility/shed can be accessed externally which provides plumbing for washing machine and ample storage.



Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including a dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices. The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.



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 Road/A4139. Continue to follow to A4139 for approx 0.3 miles, then turn left onto St Daniel's Hill/B4319. Take to next right onto South Road and continue to follow road for approx 0.2 miles and turn right onto Williamson Street. The property will be on the right hand side.

What/Three/Words:///apes.bordering.beam

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