

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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas

ref: HC /LLE/ AUG/ 25/Ok EJJ

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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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TELEPHONE: 01646 680006

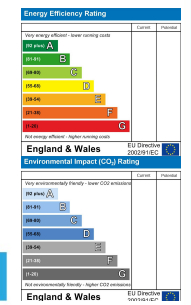


36 Gibbs Way, Pembroke, Pembrokeshire, SA71 5JA

- Detached Bungalow
- Three Bedrooms
- Modern Kitchen
- Mature Garden
- Gas Central Heating
- Well Presented
- Master With-EnSuite
- Conservatory
- Driveway Parking And Garage
- EPC Rating: tbc

Offers In Excess Of £350,000

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The Agent that goes the Extra Mile



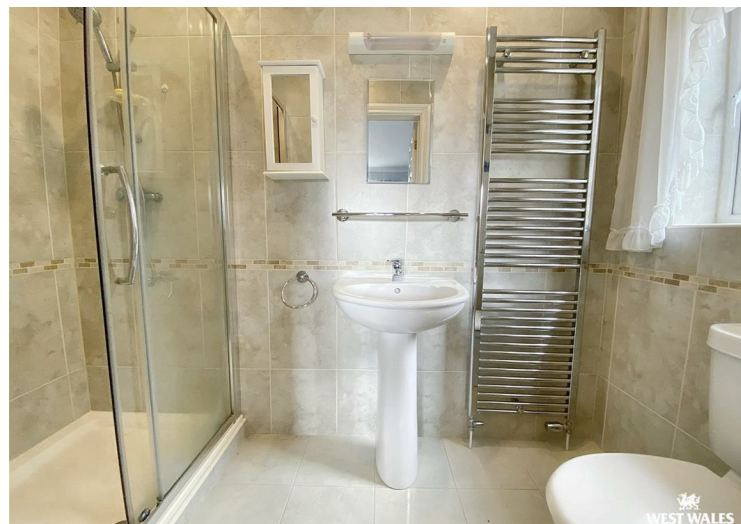


A great opportunity to acquire a well presented detached bungalow, situated in the highly desirable area of Gibbs Way, Pembroke. Conveniently located on the edge of Pembroke Town, there is easy access to public transport links, and array of amenities within walking distance. The property would make a brilliant family home, investment or retirement property. Viewing is highly recommended!



The accommodation comprises; entrance hallway with ample built in storage, living room with a feature fireplace, a modern kitchen/diner fitted with a range of appliances, and a conservatory which overlooks the garden. Further accommodation includes; a family bathroom, the master bedroom with en-suite shower room, and two further bedrooms. The property benefits from UPVC double glazing, and gas central heating.

The garden which is located to the rear, is truly a gardener's paradise, and is home to a variety of plants, flowers, vegetable patches, and a greenhouse. A patio area provides a great space for outside seating, where you can sit and relax with your family and friends. A lower maintenance garden is also located to the front. There is ample driveway parking, with a single garage providing additional 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 our Pembroke Office head up Main Street (A4139). At the roundabout take the 2nd exit onto Upper Lamphey Road. Continue straight past the sports field towards Lamphey. Turn left onto St Michaels Road, and follow it around onto Gibbs Way. Head towards the end of the cul-de-sac bearing right. The property is on the right hand side.
What/Three/Words:///rope.conveying.seducing
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.