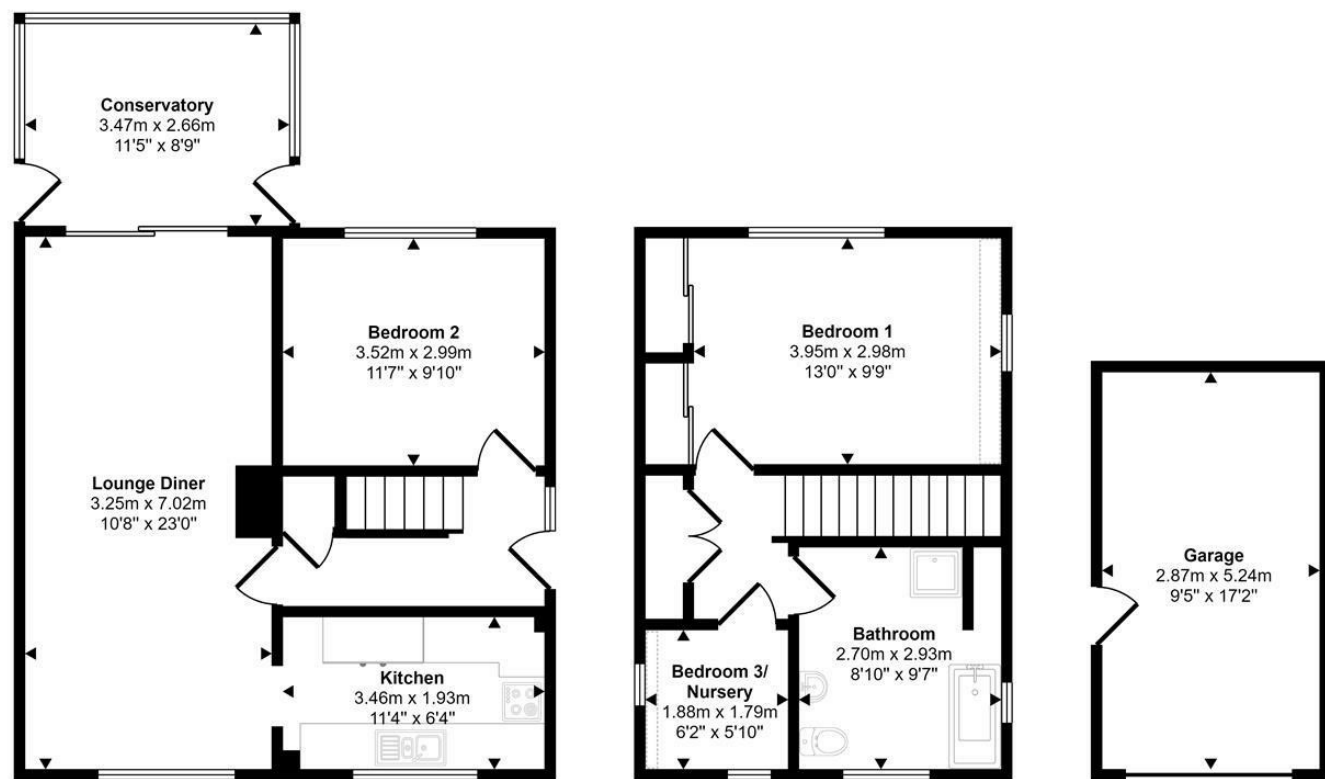


Approx Gross Internal Area
106 sq m / 1136 sq ft



Ground Floor
Approx 58 sq m / 621 sq ft

First Floor
Approx 33 sq m / 353 sq ft

Garage
Approx 15 sq m / 162 sq ft

Denotes head height below 1.5m

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 'D'

ref: HC / LLT / 01 / 23 / takeonok

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

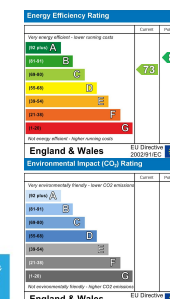


7 Holyland Drive, Pembroke, Pembrokeshire, SA71 4BG

- Detached Dormer Bungalow
- Two Double Bedrooms
- Close to Town Centre
- Garage
- Cul-de-Sac Location
- Two Reception Rooms
- Office/Nursery (Bedroom Three)
- Driveway Parking
- Wrap Around Garden
- EPC Rating C

Offers In Excess Of £250,000

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

The Agent that goes the Extra Mile





This well presented detached dormer bungalow is situated the sought after cul-de-sac of Holyland Drive, located on the edge of Pembroke Town boasting the historic Pembroke Castle which holds events throughout the year. The accommodation comprises; entrance hall, an open plan living/dining room with sliding doors leading out to the conservatory, a kitchen fitted with a range of units and a second bedroom all on the ground floor. The first floor provides a double bedroom with fitted wardrobes, a nursery/study and a family bathroom with a separate bath and shower.

Externally, to the front of the property there is driveway parking in front of the garage with a lawned area to the right hand side. To the rear there is a paved seating area with a path leading to the garage, providing ample storage. The garden is lawned, with a footpath leading to the lower level. Viewing is highly recommended to appreciate this wonderful family home.



Pembroke Town is located In the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.



DIRECTIONS

From the Pembroke office head out of town along the main street until you reach East Gate roundabout. Take the first exit and follow the road along, eventually turning right into Kingsbridge Drive. Take the second left into Holyland Drive, drive into the cul-de-sac and the property is on your left denoted by our For Sale board.

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