





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

LOUNGE

12'3" x 10'8" (3.75m x 3.27m)

SITTING ROOM

10'7" x 12'11" (3.23m x 3.95m)

KITCHEN

12'5" x 10'2" (3.81m x 3.11m)

DINING ROOM

12'1" x 14'3" (3.69m x 4.36m)

BEDROOM ONE

16'0" x 14'7" (into bay) (4.88m x 4.45m (into bay))

EN-SUITE SHOWER ROOM

3'9" x 8'0" (1.15m x 2.46m)

BEDROOM TWO

10'5" x 14'6" (3.18m x 4.43m)

BEDROOM THREE

8'3" x 9'3" (2.52m x 2.84m)

BATHROOM

7'11" x 8'4" (2.43m x 2.56m)

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.

COUNCIL TAX: Unconfirmed - Please discuss with the agents.

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

HC/ESL/03/22/OK/ESL

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006