



6 Victoria Road, Pembroke Dock, Pembrokeshire, SA72 6XJ

FOR SALE BY AUCTION!

A versatile end-terrace house offering potential for development, close to amenities and the haven. The layout comprises: Entrance Hall, Open Plan Lounge/Sitting Room, Kitchen, Dining Room, Master Bedroom With En-Suite Shower Room, Two Further Bedrooms and Family Bathroom. Externally: garden to the rear with gates side access.

Pembroke Dock offers a range of amenities in the locality, including hotels and guesthouses, supermarkets, retail parks, primary and secondary schools, leisure centre and a golf course.

Viewing schedule: 4pm Fri 8th, Thurs 14th & 22nd April 2022 at 4:30 pm.

- End-Terrace House
- Master Bedroom With En-Suite
- Garden With Side Access
- Close To Amenities
- Auction Property
- Three Bedrooms
- Two/Three Reception Rooms
- Development Potential
- Character Features
- EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

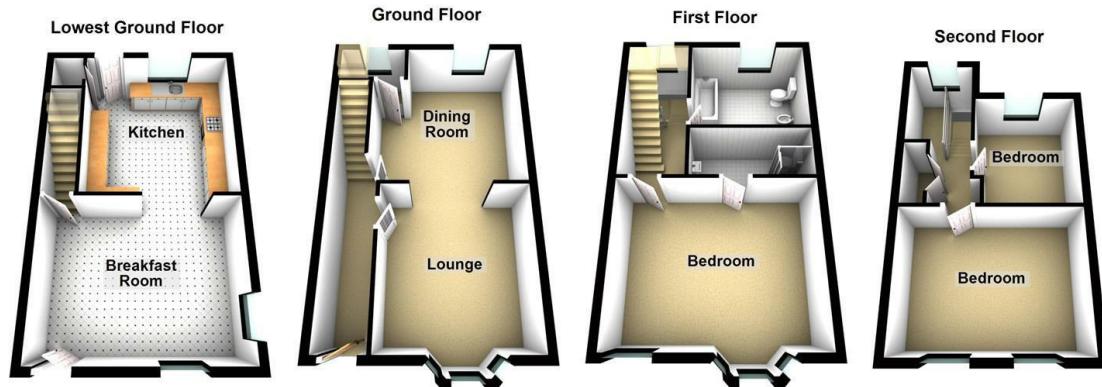
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Guide Price £100,000

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 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" 10'8" (3.75m 3.27m)

SITTING ROOM

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

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.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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