

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 'C'

HEATING: Gas

ref: HC/LLE / JUNE/ 25/OK EJL

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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

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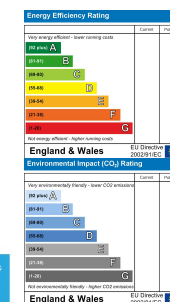


### 8 Connaught Place, Pembroke Dock, Pembrokeshire, SA72 6EZ

- Semi-Detached Bungalow
- No Onward Chain
- Conservatory
- Driveway Parking
- Gas Central Heating
- Edge Of Town Location
- Two Bedrooms
- Mature Garden
- Well Presented
- EPC Rating: tbc

Offers In Excess Of £180,000

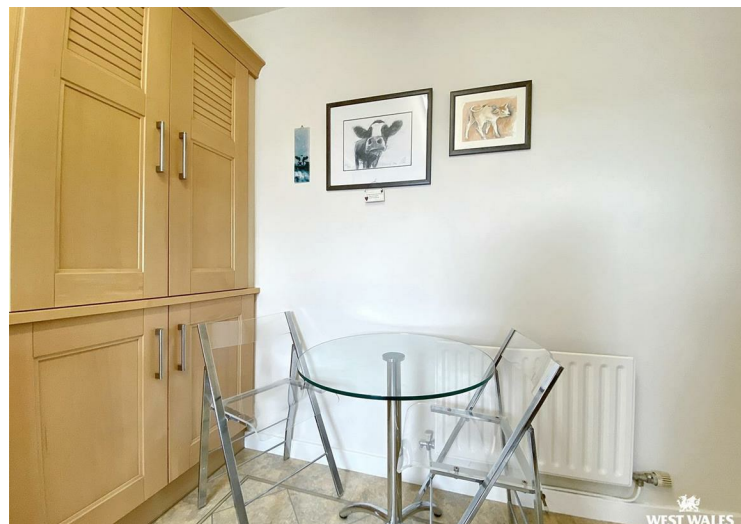
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**The Agent that goes the Extra Mile**





Situated in the sought after cul-de-sac of Connaught Place, on the edge of Pembroke Dock, this delightful semi-detached bungalow would make a brilliant first time buy, investment or retirement property. Within walking distance to the town centre, you will find a variety of local amenities, shops, and services just a short stroll away, making daily errands and leisure activities easily accessible. The property also has the added benefit of no onward chain, ensuring a smoother transition for prospective buyers. Viewing is highly recommended!

The accommodation comprises; an entrance hallway with ample storage cupboards, the family bathroom with modern white suite, two double bedrooms, living room, modern kitchen with a range of fitted appliances, and a conservatory which over looks the mature garden.

The bungalow features a low-maintenance garden, allowing you to enjoy the outdoors without the burden of extensive upkeep. This outdoor space is perfect for enjoying sunny afternoons or hosting small gatherings with friends and family. To the front of the property there is driveway parking for multiple cars, and a side alley provides easy access to the rear garden.



Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



#### 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 Rd/A4139. Turn right onto Westgate Hill/A4139 and then turn left onto Northgate St/A4139. Continue to follow the A4139 towards Pembroke Dock for approx 1.3 miles. Turn left onto London Rd/A477 and at the roundabout, take the 1st exit onto London Road. Pass through the traffic lights, and continue to follow road. Just before the roundabout turn right Tremeyrick Street. At the roundabout, take the 2nd exit onto Essex Road, and then turn right onto Connaught Place. The property is on the right. What/Three/Words:///cosmetic.drooling.umpires

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.