

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.
 TAX: Band N/A

ADR/ESL/11/22/DRAFT/ESL
 We would respectfully ask you to call our office before you view this property internally or externally.

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



Building Plot Sycamore Heights, Pembroke Dock, Pembrokeshire, SA72 6QW

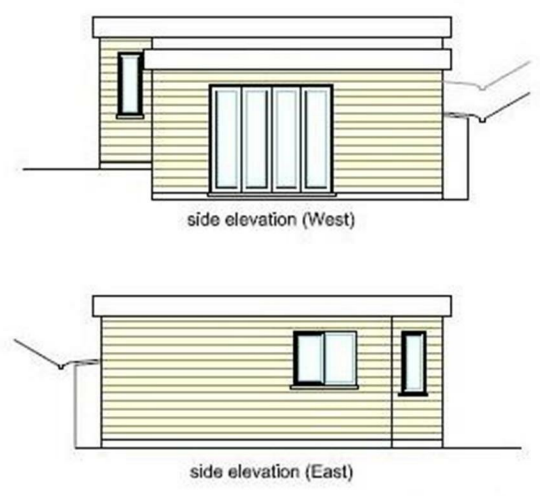
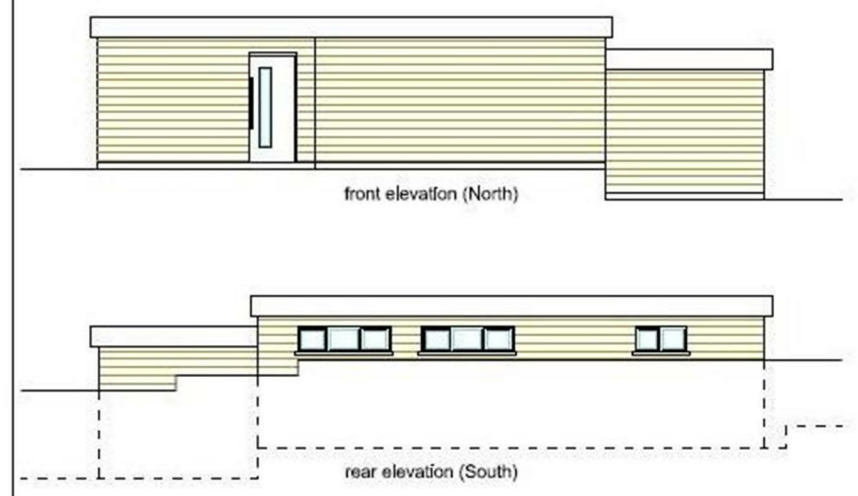
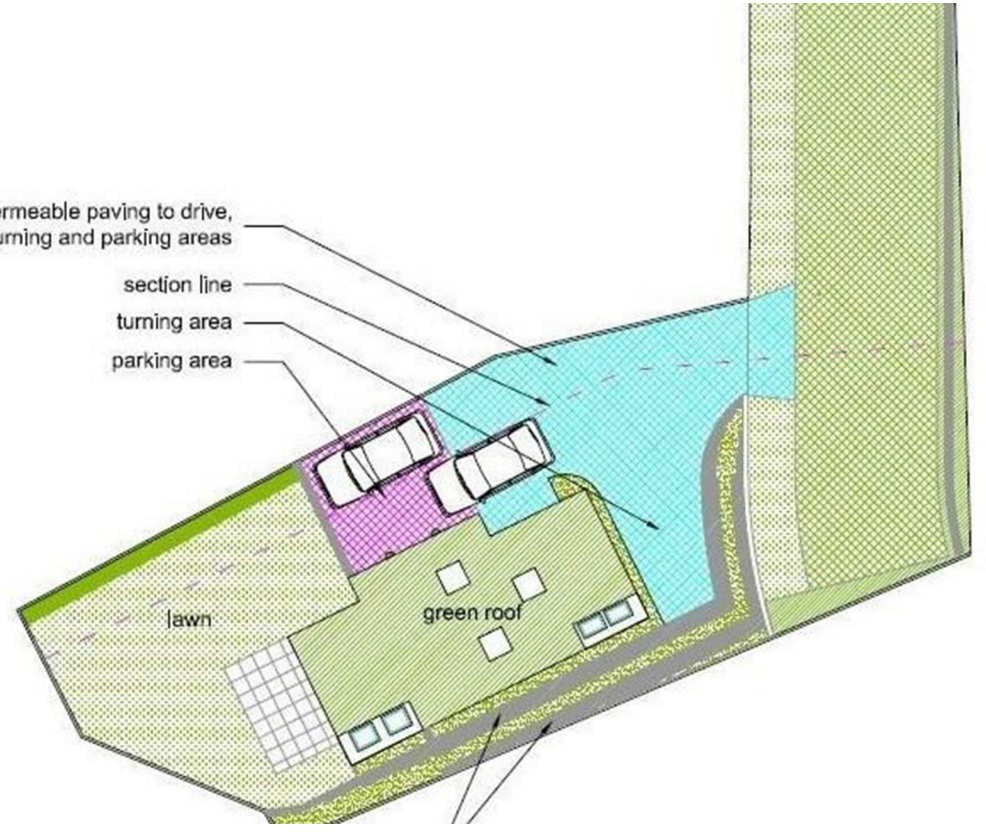
- Building Plot
- Two Bedrooms
- Extra Land Available If Required
- Low Heating Costs & Low Maintenance
- Open Plan Kitchen/Diner
- Modern Timber Framed Construction
- Option To Purchase On A 'Design And Build' Basis
- Sought After Residential Area
- Off Road Parking
- Planning Application: 16/0453/PA

Offers In Excess Of £80,000

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permeable paving to drive, turning and parking areas
 section line
 turning area
 parking area



A rare and exciting opportunity to purchase a building plot with planning permission for an energy efficient timber framed bungalow in a sought after residential cul-de-sac, on the edge of Pembroke Dock Town.

The approved planning offers a two bedroom bungalow with a garden including a patio and off road parking for two cars, and a green roof to blend in with the surrounding countryside.

To view the planning documents, please visit Pembrokeshire County Council Website, quoting planning ref 16/0453/PA.

This property is also available as a completed build, purchased on a 'Design And Build' agreement with the developer. For more information please call the office on 01646 680006.

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 proceed out of town along the mill pond bridge and proceed up Bush Hill. At Bush Hill Traffic Lights turn left along the B4322/Pembroke Road following this road to the Fire Station. Turn left approx. 50 metres after the Fire Station down Britannia Road, then take the 2nd right along Albany Street to the end. Turn Left at the end to Sycamore Street. Follow the road all of the way down, turning left into Sycamore Woods and the Plot will be found at the end of the Cul-de-Sac on the right-hand side.

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