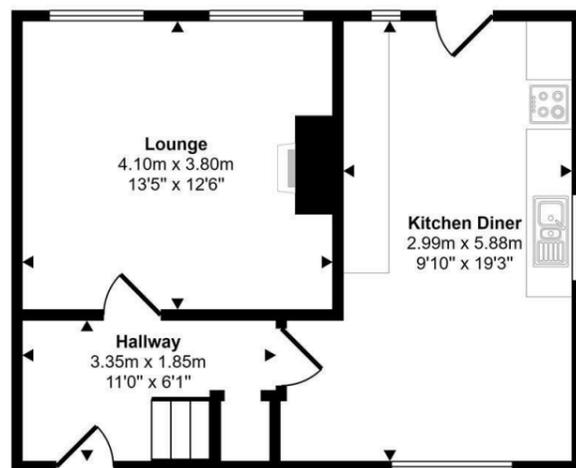
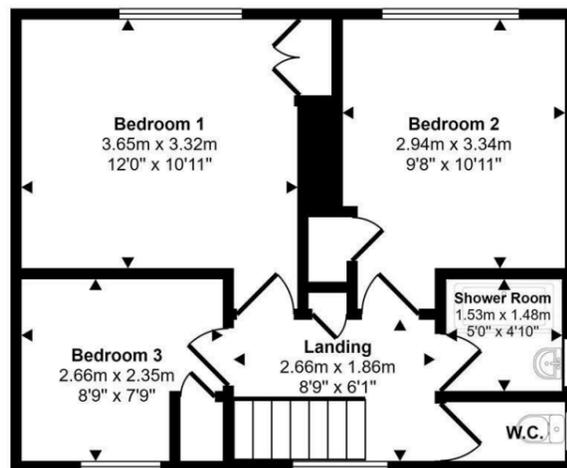


Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 42 sq m / 456 sq ft



First Floor
Approx 42 sq m / 451 sq ft

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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas

HEATING: Gas

TAX: Band D

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

HC/ESL/02/26/OK

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.

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

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

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

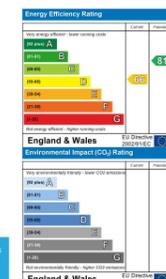


1 St. Nicholas Crescent, Pembroke, Pembrokeshire, SA71 4QG

- Semi-Detached House
- Open Plan Kitchen/Diner
- Front And Rear Gardens
- Cul-De-Sac Location
- Gas Central Heating
- Three Bedrooms
- No Onward Chain
- Close To Town Centre
- Fantastic First Time Buy
- EPC Rating: D

Offers In Excess Of £170,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





A fantastic opportunity to purchase a semi detached, ex local authority property located in the popular residential area of The Green, on the periphery of Pembroke Town. With the benefit of no onward chain, this is an excellent prospect for a first time buyer, investor, or someone looking for a convenient family home.

The layout of the property briefly comprises of an entrance hall leading through to a living room and an open plan kitchen/diner on the ground floor. Stairs lead up to the landing which leads to three bedrooms, a modern shower room and a separate WC. The property is served by gas central heating, double glazing and boasts a neutral decoration.

Externally, a lawned garden is situated at the front with a low level boundary wall and a shared footpath to the front door. A pedestrian gate leads to the rear garden which is laid to patio with a stone outbuilding and boundary fence.

Viewing is highly recommended!

Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including a dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices.



DIRECTIONS

From the Pembroke office proceed along over the mill pond bridge and begin up the hill, turning right into the Green. Shortly after, turn left and turn left again opposite the park. Follow the road along and you will find St Nicholas Crescent, and number 1 will be found on the right hand side. What3Words: ///tanked.shadowed.buffoon

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