

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 Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas Central Heating

TAX: C

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

HQ/ESL/06/25/OK EJJ

FACEBOOK & TWITTER

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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

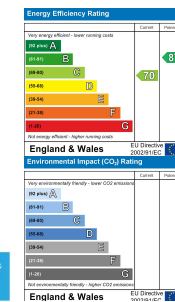


## 15 Lewis Street, Pembroke Dock, Pembrokeshire, SA72 6DD

- Mid-Terrace House
- Open Plan Living/Dining Room
- Garden To Rear
- Excellent First Time Buy
- Excellent Potential
- Three Bedrooms
- Basement
- Convenient Location
- Gas Central Heating
- EPC Rating: C

Price £150,000

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*The Agent that goes the Extra Mile*





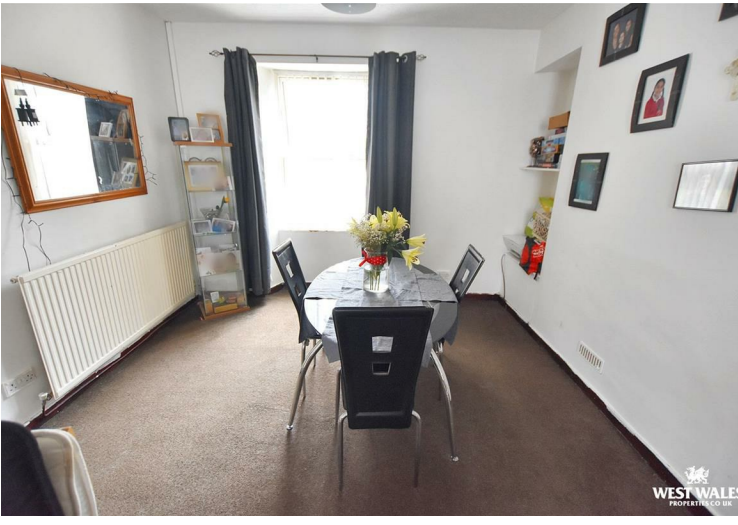
A mid terrace town house in a convenient location, on a residential street just yards from the town centre and everyday amenities.

The property spans over three floors, the layout comprising of an entrance hallway, open plan living and dining room, kitchen, basement with two rooms and a utility room with external access. On the first floor there are two double bedrooms and a further single bedroom, and a family bathroom with separate shower unit, The property is served by double glazing and gas central heating, and offers huge potential as a versatile family home.

Externally, there is a lawned garden to the rear with a decked seating area, and a workshop at the far end. Steps from the patio lead down to the utility room and basement on the lower floor.

This is an excellent first time buy, investment opportunity or family home with excellent work/recreational space, viewing is highly recommended.

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 our Pembroke Office Head up the A4139 (Bush Hill) and carry on up and over the rise towards Pembroke Dock. Take the left hand turn into Bush Street and follow this road and pass the School go over the mini roundabout and turn right onto Lewis Street the property will be found on the right-hand side dWhat3Words///bulky.vent.dean

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