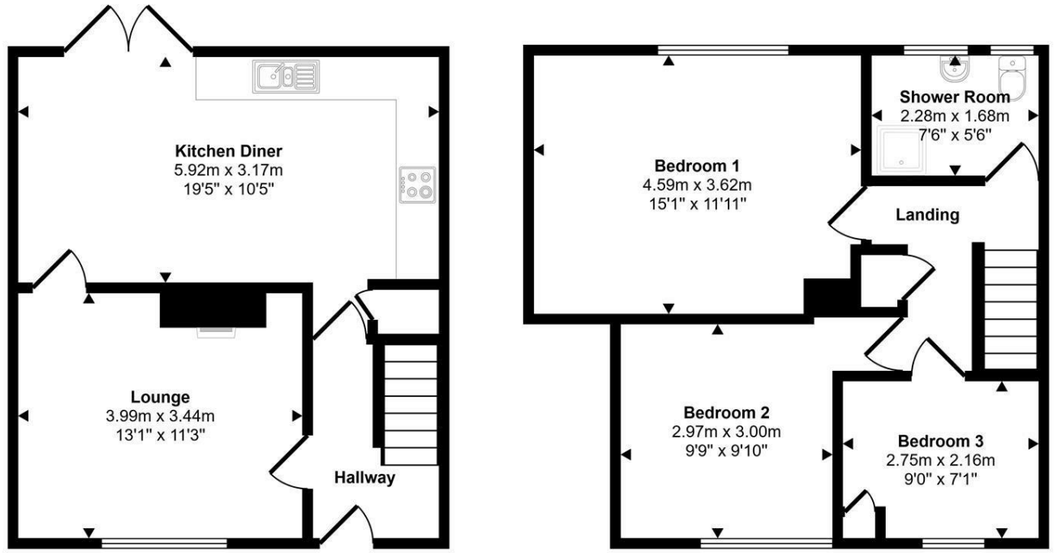
Approx Gross Internal Area
84 sq m / 902 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft

First Floor
Approx 44 sq m / 472 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 B

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

HC/ESL/01/26/OK

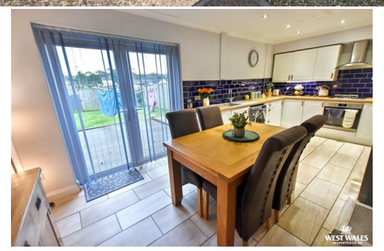
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

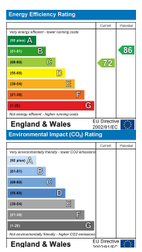
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



40 St. Martins Road, Monkton, Pembroke, Pembrokeshire, SA71 4NG

- Terraced House
- Well Presented
- Popular Residential Area
- Close To Monkton School
- Double Glazing UPVC Double Glazing
- Three Bedrooms
- Front & Rear Garden
- One Mile To Pembroke Town
- Kitchen/Diner
- EPC Rating C



Offers In Excess Of £145,000

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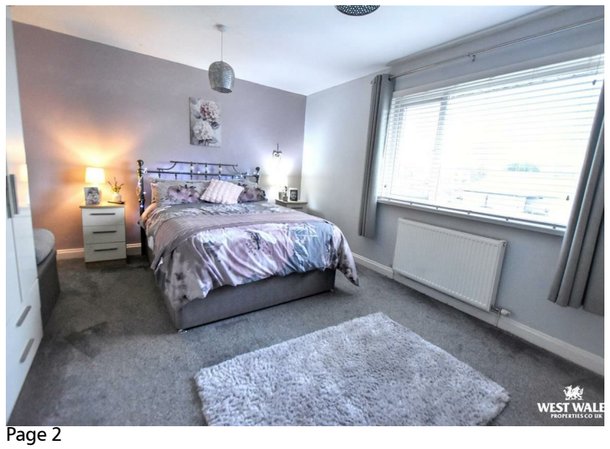
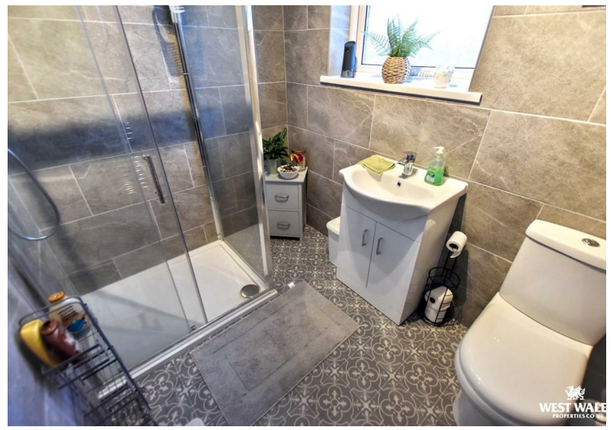
The Agent that goes the Extra Mile





An opportunity to purchase a well presented three bedroom, terraced house conveniently located on the periphery of Pembroke Town, within easy reach of the town's local amenities.

Situated in the popular residential area of St Martins Road, the property briefly comprises; hallway, lounge with feature fireplace, kitchen/diner with patio doors leading out to the rear garden on the ground floor. Stairs lead up to three bedrooms, two of which are double, and a bathroom on the first floor. The property is served by double glazing and gas central heating. It is located within walking distance of a primary school - great for young families!

Externally the property offers a lawned garden to the front, To the rear, there is a patio seating area with a lawned garden. A shared alleyway gives access from the front garden to the rear, bypassing the house.

This is a fantastic first time buy or investment - 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, cafes and grocery stores. The town also has amenities including banks/building societies, doctors and 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.
The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.

DIRECTIONS

From the Pembroke office proceed along Main Street until you reach the roundabout at East End Square. Take the third exit onto Well Hill and follow the road down and along the Commons until the road splits towards Monkton, follow the road around to the left and enter Monkton. Take the right-hand turn after the playing field onto Back Terrace and follow the road down. Turn right onto St Martins Road and the property will be found on the right-hand side. What3Words:///hovered.juices.booms

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