

Approx Gross Internal Area  
131 sq m / 1413 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

HEATING: Gas

TAX: Band E

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

SLS/ESL/10/25/OKSLs

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

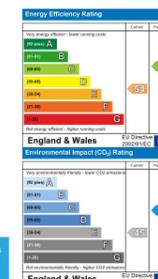


## 5 Buttermilk Close, Pembroke, Pembrokeshire, SA71 4TN

- Detached House
- Downstairs Shower Room
- Front And Rear Gardens
- Three Double Bedrooms
- Timber Studio In Garden
- Single Garage And Ample off Road Parking
- Two Reception Rooms
- Sought After Residential Area
- Close To Amenities
- EPC Rating: E

Offers In Excess Of £275,000

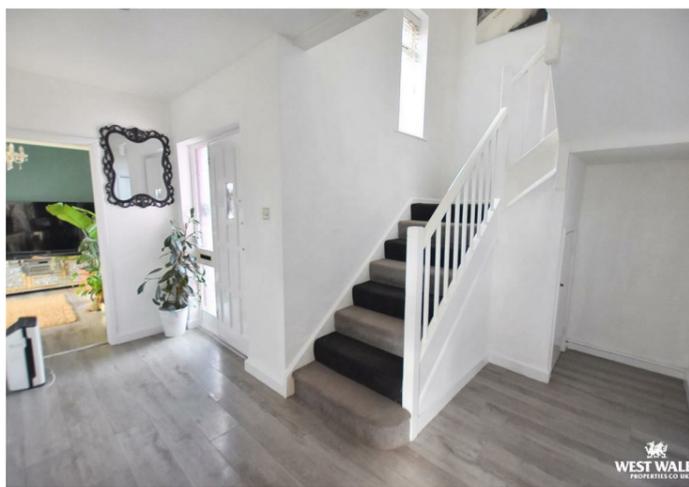
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**The Agent that goes the Extra Mile**





\*\*\* NO ONWARD CHAIN \*\*\* West Wales Properties are delighted to offer for sale this fantastic detached family home located in the sought-after residential area of Buttermilk Close. The property is within walking distance of a secondary school and public transport links, and is conveniently located between the towns of Pembroke and Pembroke Dock.

The layout of the property briefly comprises an entrance hall, a kitchen with white fitted units and access to a handy utility room, a living room with a wood-burning stove, a bay window to the front, and sliding doors to the garden. There is also a downstairs shower room and a dining room which is currently utilised as a playroom. On the first floor is a landing space leading to three double bedrooms and a family bathroom. The property benefits from gas central heating and double glazing.

Externally, there is a driveway to the front providing ample off-road parking and access to the detached garage. A front garden is enclosed by fencing and a pedestrian gate, with further pedestrian access to the rear. The rear garden is laid to lawn with a patio seating area. At the rear of the garden is a fantastic timber studio, offering the perfect space to work from home or to use for hobbies or recreational space.

This home is well-equipped to serve family life. 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 the mill pond bridge and up Bush Hill as though going towards Pembroke Dock. At the traffic lights take the right hand turn onto Buttermilk land and follow the road down, you will see Buttermilk close on your right hand side, turn right and double back onto yourself and the property will be found on the left hand side. What3Words:///crackled.raking.tanks

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