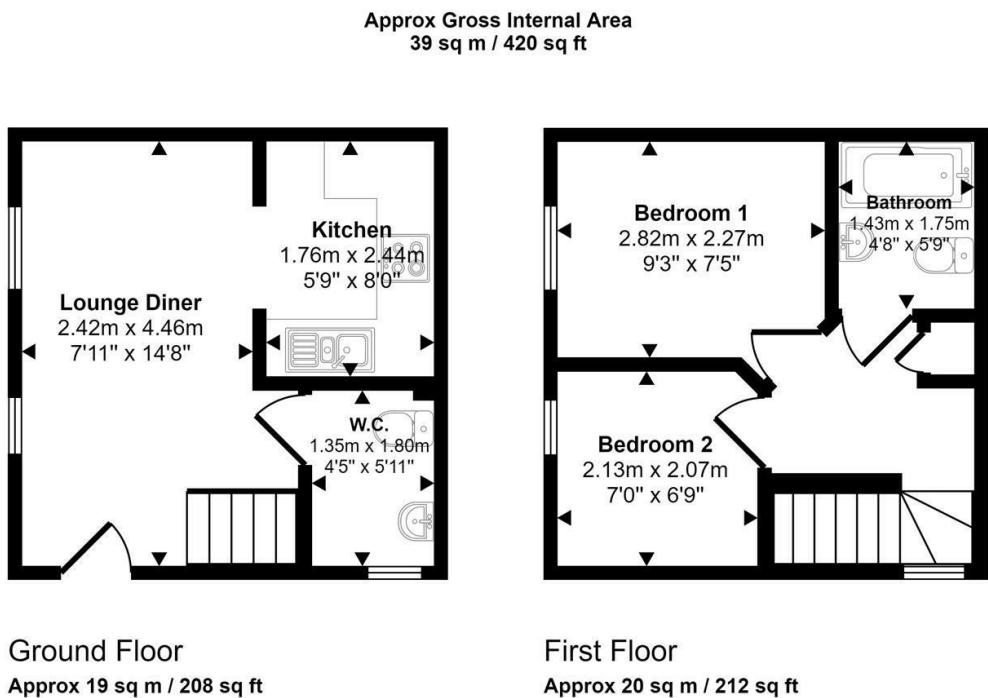


01646 680006

[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)



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

**HEATING:** Gas

**TAX:** B

HC/ESL/03/25/DRAFT

**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](mailto:pembroke@westwalesproperties.co.uk)

TELEPHONE: 01646 680006



## 5 Co-Op Lane, Pembroke Dock, Pembrokeshire, SA72 6XL

- Semi-Detached House
- Allocated Parking Space
- Downstairs WC
- No Onward Chain
- Excellent Investment/Second Home
- Two Bedrooms
- Well Presented
- Convenient Location
- Gas Central Heating
- EPC C

**Offers In Excess Of £100,000**

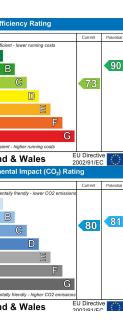
**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS

EMAIL: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk) TELEPHONE: 01646 680006

***The Agent that goes the Extra Mile***



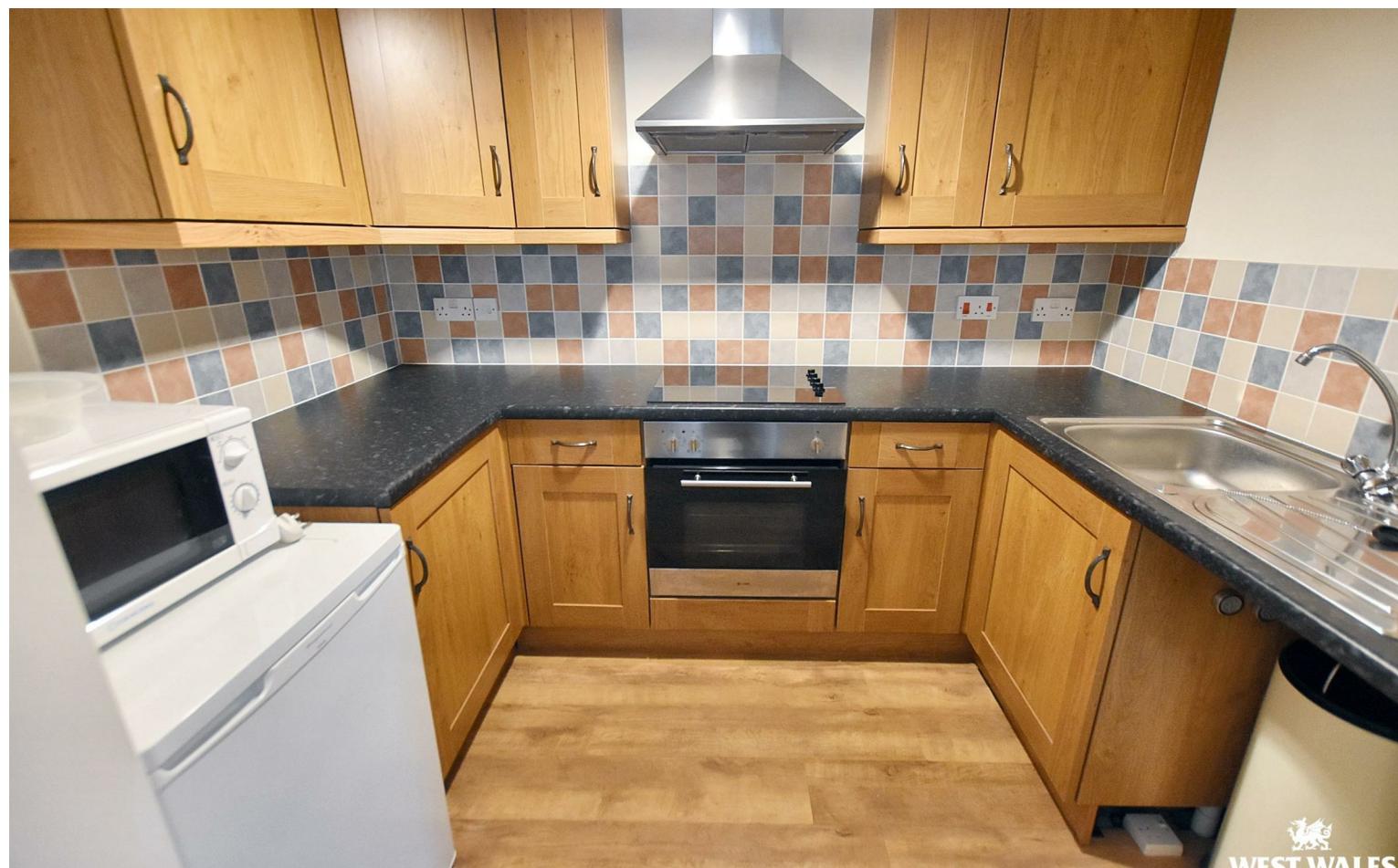


Welcome to 5 Co-Op Lane. This well presented semi detached house is conveniently located for the town centre and is a fantastic Second Home/Investment/First Time Buy!

The layout of the property briefly comprises of an open plan living/dining space with an adjoining kitchen and downstairs WC. On the first floor are two bedrooms and a bathroom. The property is in a very good decorative order, with a neutral colour scheme and modern kitchen and bathroom. a gas boiler serves the domestic heating and hot water, and it is double glazed. Externally, a car park serving the building provides an allocated parking spot.

With the benefit of no onward chain, viewing is highly recommended in order to fully appreciate!

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, a 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 head out of town in the direction of Pembroke Dock, up Bush Hill and then down Ferry Lane. Take the left-hand turn off Ferry Lane onto Bush Street and follow the road along, going over the mini roundabout. Take the road almost to the end and take the left-hand turn after Albion Guest house on to Co-Op Lane. The property will be found on the right-hand side. What3Words reference: online.rectangular.inflation

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