

Floorplan

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 C

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

IRK/ESL/02/26/DRAFT

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

TELEPHONE: 01646 680006

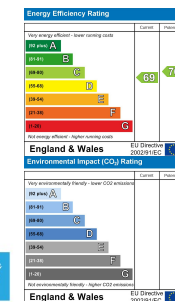


## 43 Devonshire Road, Pembroke Dock, SA72 6EE

- Semi-Detached Bungalow
- Car Part And Garage
- Well Presented
- Gas Central Heating
- Excellent First Time Buy/Retirement Property
- Two Double Bedrooms
- Front And Rear Gardens
- Edge OF Town
- Double Glazing
- EPC Rating: C

**£200,000**

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**The Agent that goes the Extra Mile**







An opportunity to purchase a well appointed semi detached bungalow, located on the edge of town in the popular residential area of Devonshire Road. This property would make a fantastic first time buy or investment, but would also lend itself very well to someone looking for somewhere to enjoy their retirement.

The layout of the property briefly comprises of a living room with French doors to the front, a kitchen/diner, and an internal hallway leading through to two double bedrooms and a shower room with accessible shower unit. The property is in a good decorative order, and is served with double glazing and has central heating.

Externally, a lawned frontage gives immediate curb appeal, with a gated car port to the side providing off road parking for two cars, and access to the single garage. At the rear is an easy to maintain garden which is laid to lawn with a boundary fence.

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 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 Pembroke follow signs towards Pembroke Dock and at the end of Ferry Lane turn left to Waterloo roundabout. Take the 2nd exit off the roundabout and head up towards the Cleddau Bridge, turning left onto Essex road, go over the mii roundabout and then turn right onto Devonshire Road. Follow the road to the end, where the property will be found on the right hand side. What3Words: [///croutons.denote.abolish](#)

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