

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: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E'

HEATING: Gas

ref: SSG / LLE / JUNE / 25/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

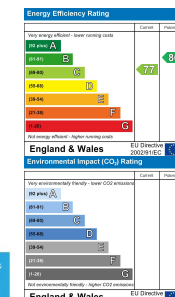


11 Rocky Park, Pembroke, Pembrokeshire, SA71 4NY

- End Terrace Townhouse
- No Onward Chain
- Modern Kitchen
- Off Road Parking
- Close to Amenities
- Three Bedrooms
- Open Plan Living
- Enclosed Rear Garden with Side Access
- Well-Presented
- EPC Rating: C

Asking Price £240,000

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

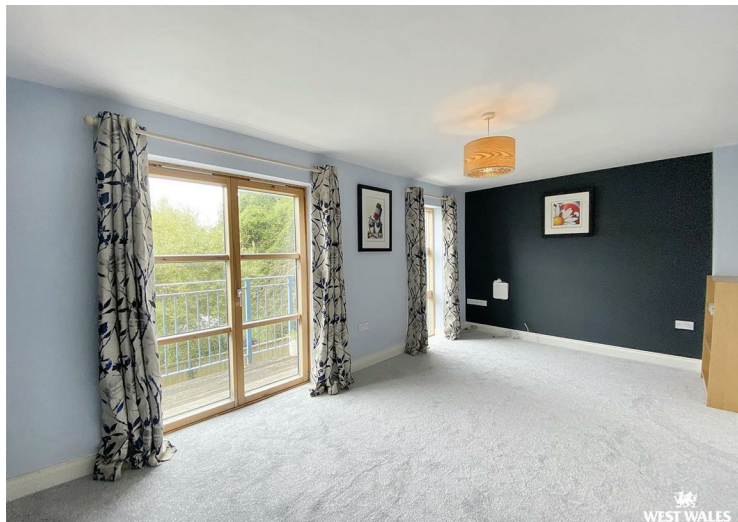


Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS

EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile





This well-presented townhouse is located in the popular residential area of Rocky Park. Adjacent to the Millpond, there are lovely walks right on your doorstep. Also within walking distance to the many amenities Pembroke Town has to offer, and the historic Pembroke Castle, this is a must-see property. Offering modern accommodation and a neutral decor throughout, the property would make a brilliant family home. Viewing is highly recommended!

The accommodation is set over three floors, the ground floor comprising: an entrance hallway, with understairs storage, leading through to an open plan living/dining area with modern fitted kitchen, and French doors providing access to the rear garden. There is also a utility area and downstairs w/c.

The first floor offers two double bedrooms. There is a balcony accessed via French doors from the master bedroom, with an en-suite shower room to the other bedroom. The second floor has two further bedrooms, a family bathroom, and a useful storage/airing cupboard on the landing.

Externally, the property has off road parking for two vehicles and side access to the rear garden which is laid with an Indian Sandstone patio. With mature shrubs and plants, is truly is the perfect spot to sit and relax with family and friends as the sun sets in the evening.

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 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 out of town in the direction of Pembroke Dock, following on from the mill pond bridge and up the hill. Pass the petrol station on the left and turn left immediately after. Follow the road down through Castle View, which leads into Rocky Park. The property will be located on the right hand side.
What/Three/Words:///computers.indicate.marker
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.