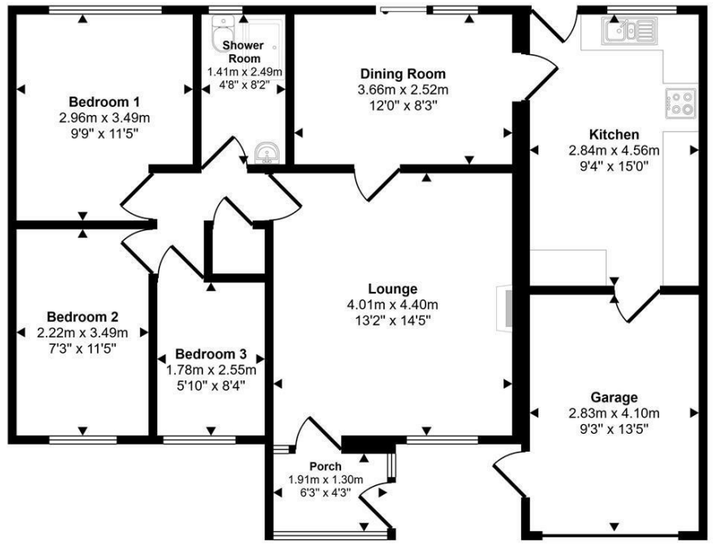
Approx Gross Internal Area
90 sq m / 964 sq ft



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 D

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

HC/ESL/08/25/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,

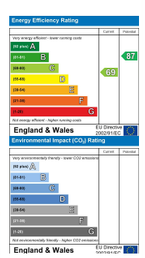
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01646 680006
www.westwalesproperties.co.uk

30 St. Daniels Drive, Pembroke, Pembrokeshire, SA71 5QQ

- Semi Detached Bungalow
- Two Reception Rooms
- Garage And Driveway
- Sought After Residential Area
- Gas Central Heating
- Three Bedrooms
- Tiered Garden To Rear
- No Onward Chain
- Close To Amenities
- EPC Rating: C



Guide Price £130,000

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The Agent that goes the Extra Mile

MODERN METHOD OF AUCTION
Welcome to 30 St Daniels Drive! This Semi-detached bungalow is located on a sought after residential cul-de-sac, close to Pembroke town centre and the amenities within, including public transport links, surgeries and schools. That layout of the property briefly comprises of an entrance porch, living room, dining room, kitchen leading to an integral garage, three bedrooms and an accessible shower room. The property would benefit from modernisation and is served by gas central heating and double glazing.

Externally, there is a lawned garden and driveway to the front providing off road parking for two cars, and access to the integral garage, which offers further parking or hand work/storage space. To the rear is a pretty garden which is separated into three tiers, the bottom two are laid to low maintenance patio and the top is laid to lawn with a garden shed.

The property is being offered for sale with the appeal of no onward chain, and has the potential to make a fantastic family home, first time buy, or would suit as a retirement property. 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. 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 the Main Street as far as the mini roundabout, and then take the 3rd exit onto Well Hill. Follow the road past the school and take the left hand turn onto St. Daniels Hill, then the first left onto St Daniels Drive. Follow the road round where the property will be found on the left. What3Words:///soonest.remedy.spits

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