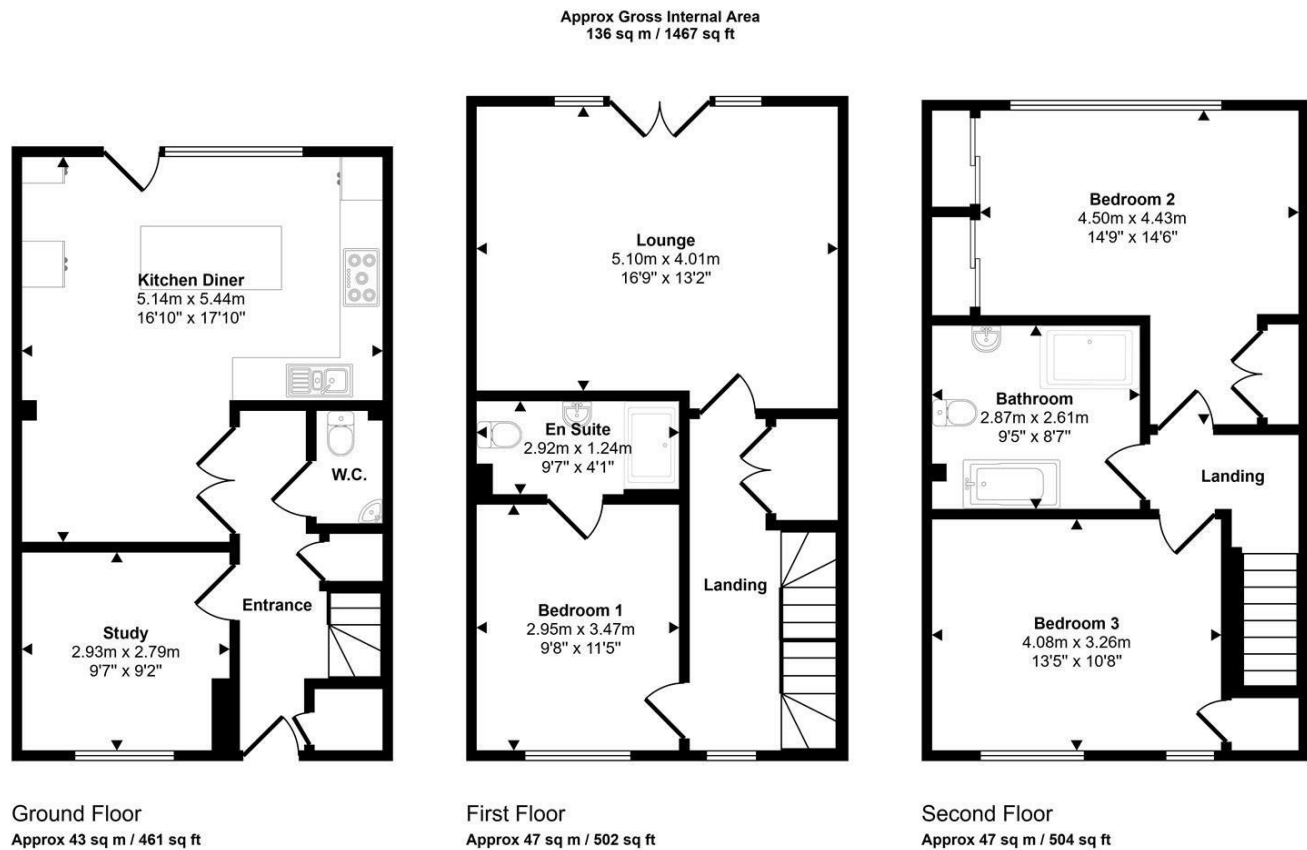




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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, Mains Gas

HEATING: Gas Central Heating

TAX: Band E

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

EJL/ESL/09/26/OK EJL

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

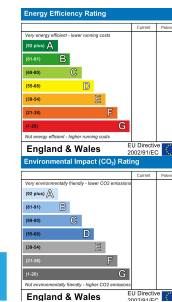


## 17 Rocky Park, Pembroke, Pembrokeshire, SA71 4NY

- Mid Terrace Townhouse
- Beautifully Presented
- Open Plan Kitchen/Diner
- Off Road Parking For Two Cars
- Family Bathroom, En-Suite Shower Room And Cloakroom
- Three Double Bedrooms Plus Study/Fourth Bedroom
- Direct Views Of Castle And Pond
- Living Room With Balcony
- Low Maintenance Patio Garden
- EPC Rating: TBC

**£325,000**

**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**





### DIRECTIONS

From our Pembroke Offices head towards the Mill Pond, turn left after the fuel station into Rocky Park the property will be found on the left-hand side. What3Words: ///readily.tells.unsettled

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