Approx Gross Internal Area
162 sq m / 1741 sq ft

Ground Floor
Approx 61 sq m / 662 sq ft

First Floor
Approx 64 sq m / 686 sq ft

Second Floor
Approx 37 sq m / 393 sq ft

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: Flat 1 Band A & Flat 2 Band B.

ref: HC / LLT / 05 / 23/takeonok

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.

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

WEST WALES PROPERTIES .CO.UK

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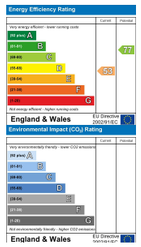
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES

Marlborough House, 2 Hamilton Terrace, Main Street, Pembroke, Pembrokeshire, SA71 4DE

- Two Self Contained Apartments
- One One Bed Apartment
- Gas Central Heating
- Close to Local Amenities
- EPC Rating E
- One Three Bed Apartment
- Ideal Investment Property
- Town Centre Location
- Mid Terrace Property



Offers In Excess Of £115,000

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The Property Ombudsman

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The Agent that goes the Extra Mile

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Marlborough House is a mid-terraced property situated in Main Street, Pembroke that has been converted into two self-contained apartments. The apartments have a shared communal entrance to the front. The ground floor apartment comprises; a kitchen fitted with a range of units, a living room benefitting from four windows to the front allowing for ample natural light, a double bedroom, and a bathroom. The second apartment is laid over two floors, with the first floor providing the kitchen fitted with a range of units and a utility cupboard, the living room, one bedroom, and a family bathroom. The second floor provides two double bedrooms overlooking Pembroke Main Street. This property would make an ideal investment property benefiting from double glazing and gas central heating.

Pembroke Town is located in the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built-in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. Main Street offers an array of independent businesses, including gift shops, cafes, and grocery stores. The town also has amenities including 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 and the Irish Ferry terminal to Rosslare. The Coastal town of Tenby is approximately 11 miles drive which hoast coffee bars, shops and restaurants.

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 our Pembroke Office, continue down Main Street towards the top of Pembroke and the property is just over half way up on your left. WHAT 3 WORDS - static / drizzly / lizard

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