

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'

ref: HC / LLT / 11 / 22/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

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## Rose Cottage Ferry Road, Pennar, Pembroke Dock, Pembrokeshire, SA72 6RR

- Detached House
- Modern Kitchen
- Well Presented
- Driveway Parking
- Garden with Outbuildings

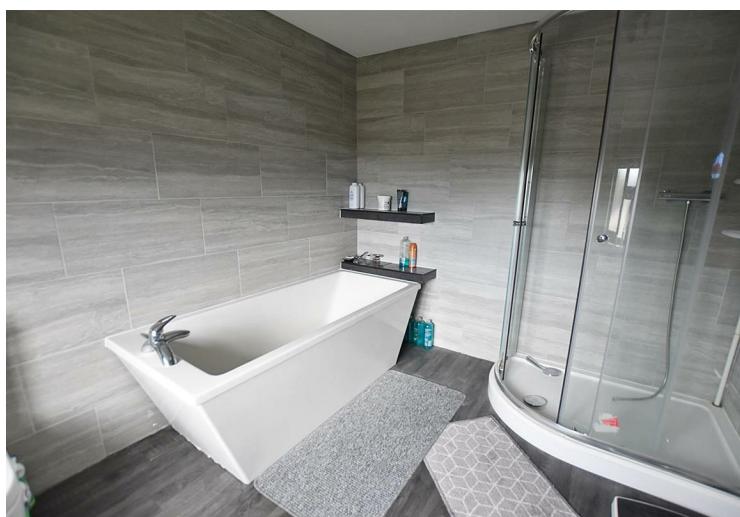
- Four Reception Rooms
- Three Double Bedrooms
- Utility with WC
- Estuary Views
- EPC Rating C

**Price £265,000**

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#### DIRECTIONS

From our office in Pembroke proceed out of town towards Pembroke Dock. At the top of Bush Hill take the left hand turn onto High Street and follow the road right to the end. turn left towards Pennar and down the hill. Turn left onto Ferry Road immediately after the sharp right hand bend onto Military Road. the property will be found on the right hand side as denoted by our 'for sale' board.

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