Approx Gross Internal Area
126 sq m / 1359 sq ft




Ground Floor
Approx 47 sq m / 505 sq ft




First Floor
Approx 49 sq m / 532 sq ft




Second Floor
Approx 30 sq m / 322 sq ft

Denotes head height below 1.5m

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 'C'
HEATING: Gas

ref: HC/ LLE/ MAR/ 26/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*

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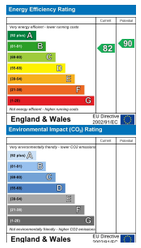
## 2 The Old Chapel House New Way, Pembroke, Pembrokeshire, SA71 4DY

- **Immaculate Three Storey Townhouse Praised for its Presentation by Recent Viewers**
- **Attractive Character Features**
- **Contemporary Decor**
- **Low Maintenance Enclosed Rear Garden**
- **Furniture Available by Separate Negotiation**
- **Three Double Bedrooms including Two En suite**
- **Open Plan Living/Kitchen/Diner**
- **Town Centre Location**
- **Off-road parking Within Seconds of The Front Door**
- **EPC Rating: B**




## Offers In Excess Of £260,000

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

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***The Agent that goes the Extra Mile***

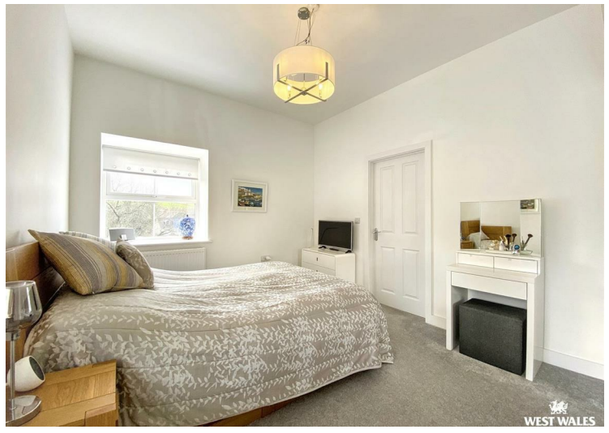












A pristine, turn-key 3 double bedroom townhouse in central Pembroke - loved by everyone who has viewed for its finish, high ceilings, energy efficiency and layout. The property combines period character with stylish, contemporary living. ideally suited to those looking for a permanent residence, second home or potential holiday let, subject to any necessary consents.

Situated just moments from Pembroke Castle and the town's amenities, the property offers an enviable combination of historic surroundings, everyday convenience and low-maintenance modern living.

The property has a bright, welcoming feel. High ceilings, neutral décor and a thoughtful layout create a home that feels both spacious and easy to live in. The accommodation is arranged over three floors, providing excellent separation between living, sleeping and working spaces.

The ground floor is designed around a generous open-plan living, dining and kitchen space, making it equally well suited to relaxed everyday living or entertaining.The contemporary kitchen features integrated appliances, generous worktop space and a breakfast bar, creating a practical and sociable heart to the home. A useful cloakroom/WC completes this floor.

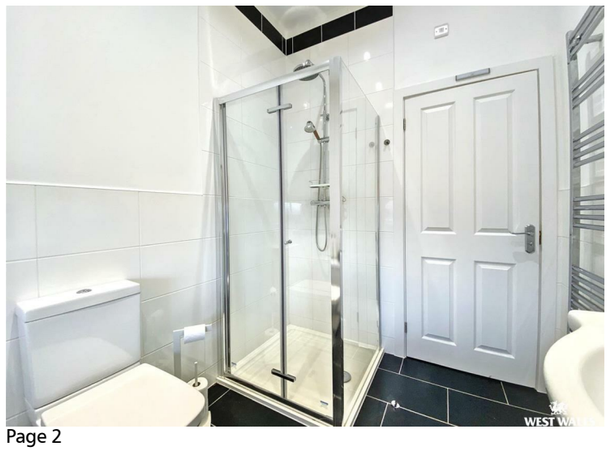
The first floor provides two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite bathroom. Across the landing, the second double bedroom is currently arranged as a home office, demonstrating the flexibility of the accommodation. A modern family bathroom serves this floor.

The top floor provides a charming third double bedroom, combining generous proportions with distinctive original features. Exposed wooden beams and impressive ceiling height create a particularly characterful bedroom, complemented by its own private en-suite bathroom.

To the rear, a fully enclosed garden provides an attractive space for outdoor dining, entertaining and relaxation including a decked seating area, lawn and patio.
















## DIRECTIONS

From the Pembroke Office proceed up through the main street on foot until you reach New Way on your right hand side. The property is down here on the left hand side. What/Three/Words:///mural.replays.ownership

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