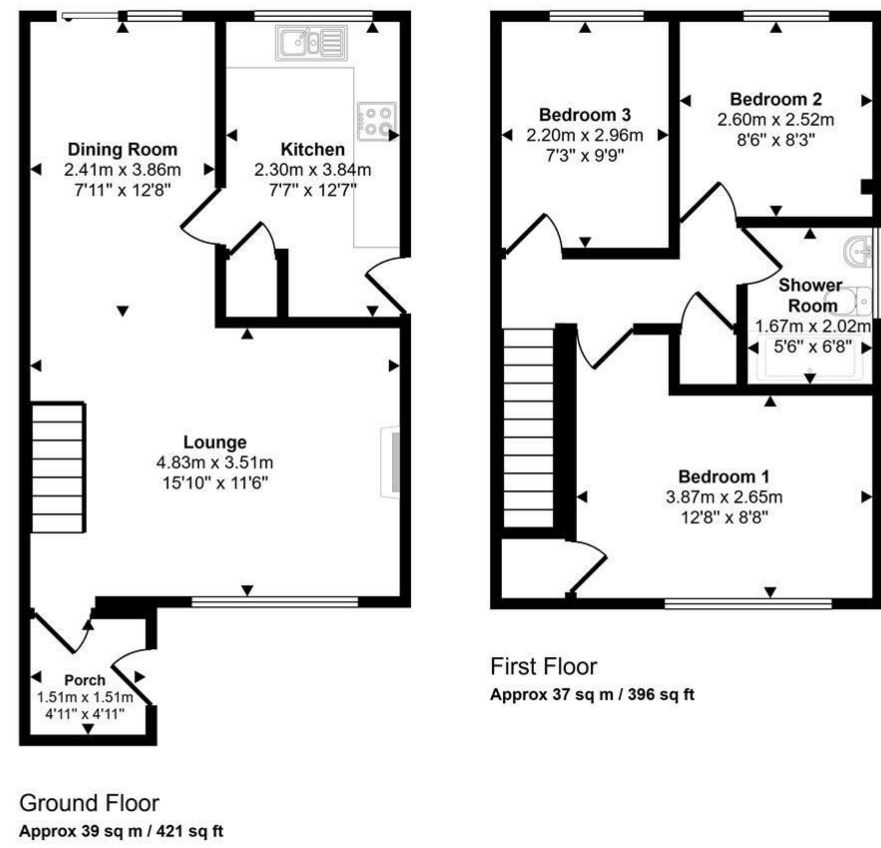


Approx Gross Internal Area  
76 sq m / 818 sq ft



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: Band 'C'

HEATING: Gas

SOLAR PANELS

ref: HC / LLE / APR / 26/DRAFT

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

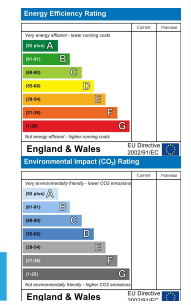
EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006



### 3 Castle View, Pembroke, Pembrokeshire, SA71 4PA

- Semi-Detached House
- Edge Of Town Location
- Ideal First Time Buy
- Driveway Parking And Garage
- Gas Central Heating
- Three Bedrooms
- Open Plan Living/Dining Room
- Front and Rear Garden
- Solar Panels
- EPC Rating: tbc



Offers In Excess Of £195,000

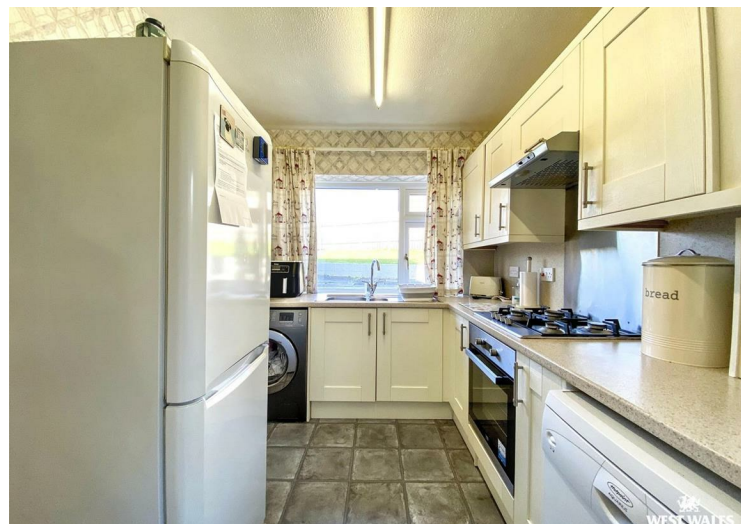
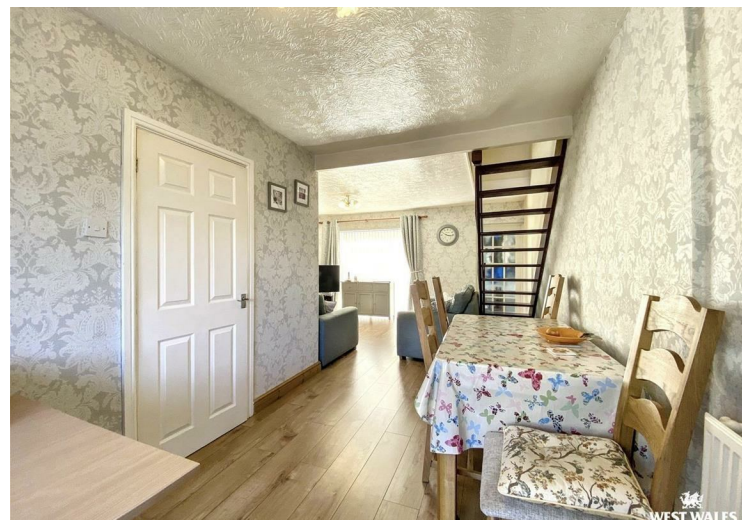
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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

**The Agent that goes the Extra Mile**





Situated on the edge of Pembroke, this semi-detached house is an ideal first-time buy or investment property, offering a fantastic opportunity for those looking to get onto the property ladder or expand their portfolio. The property is within walking distance of a wide range of local amenities, including shops, cafes, schools, and transport links, making it a highly convenient location. For those who enjoy the outdoors, the scenic Mill Pond walks are right on your doorstep, perfect for leisurely strolls and exploring the local area. Viewing is highly recommended!

Inside, the house features an open-plan living and dining area that flows seamlessly into a well-equipped kitchen, creating an ideal space for modern living. Patio doors from the dining area open directly into the rear garden, allowing natural light to flood the space and providing an excellent connection between the indoors and outdoors. Upstairs, you'll find three bedrooms, along with a family bathroom on the first floor, providing convenience and comfort for everyday living. The property benefits from UPVC double glazing, solar panels and has gas central heating.

The front of the property benefits from a well-maintained lawned garden, while the rear offers a low-maintenance garden, perfect for those with a busy lifestyle or who prefer minimal upkeep. The property also benefits from driveway parking for several vehicles, and a garage providing secure parking and storage.



Pembroke Town is located in 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. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including, doctors and dental surgery, solicitors, public transport links, convenience stores and schools.



#### DIRECTIONS

From the Pembroke office proceed down over the Mill Pond bridge. Continue up the hill passing Valero fuel station on the left. Take the next left hand immediately after, where the property is on the right hand side. What/Three/Words:///fumes.perused fallback

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