Approx Gross Internal Area
136 sq m / 1467 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft

First Floor
Approx 47 sq m / 502 sq ft

Second Floor
Approx 47 sq m / 504 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: 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

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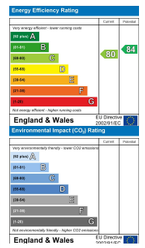






17 Rocky Park, Pembroke, Pembrokeshire, SA71 4NY

- **Mid Terrace Townhouse**
- **Beautifully Presented**
- **Open Plan Kithen/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: C**



Offers In Excess Of £300,000

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The Agent that goes the Extra Mile





















An immaculately presented four-bedroom, three-storey townhouse occupying an enviable position within the sought-after residential area of Rocky Park, Pembroke. Set alongside the picturesque Mill Pond, the property enjoys uninterrupted views towards historic Pembroke Castle, providing an impressive backdrop to this beautifully maintained home.

Arranged over three floors, the accommodation offers a versatile layout well suited to modern family living. The ground floor is entered via a welcoming entrance hall, with stairs rising to the upper floors. To the front is a versatile fourth bedroom/study, while to the rear is an open-plan kitchen/dining room with double doors providing access to the garden. A convenient cloakroom/WC completes the ground-floor accommodation.

The first floor is home to the principal bedroom, which benefits from its own en-suite shower room. Also on this level is the lounge, positioned to the rear of the property and opening onto a private balcony – an ideal vantage point from which to appreciate the impressive outlook across the Mill Pond towards historic Pembroke Castle.

Continuing to the second floor, the landing provides access to two further double bedrooms and the family bathroom with separate shower, completing the accommodation.

The property is presented to a high standard throughout and benefits from double glazing and gas central heating.

Externally, the rear offers a south-facing, low-maintenance patio garden, providing an ideal setting for outdoor dining and seating. To the front, the property benefits from off-road parking.

Combining a highly desirable waterside position with uninterrupted castle views, versatile three-storey accommodation and a private balcony overlooking the Mill Pond, this distinctive townhouse offers an excellent opportunity within one of Pembroke's most appealing settings. Viewing is highly recommended to fully appreciate both the property and its exceptional outlook.







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 in our TV channel to view our location videos about the area.