

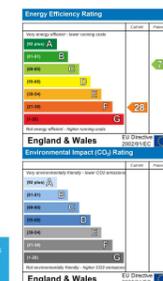


25 Bush Street, Pembroke Dock, Pembrokeshire, SA72 6XD

- Modern Method of Auction
- End Terrace
- Renovation Project
- Kitchen (without fittings)
- Close to Amenities
- Chain Free
- Set Over Three Floors
- Eight Rooms
- Garden to Rear
- EPC F

Guide Price £75,000

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



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 Electric, Mains Water, Mains drainage, Mains Gas
HEATING: Gas
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

EJL/EJL/03/25/OK EJL

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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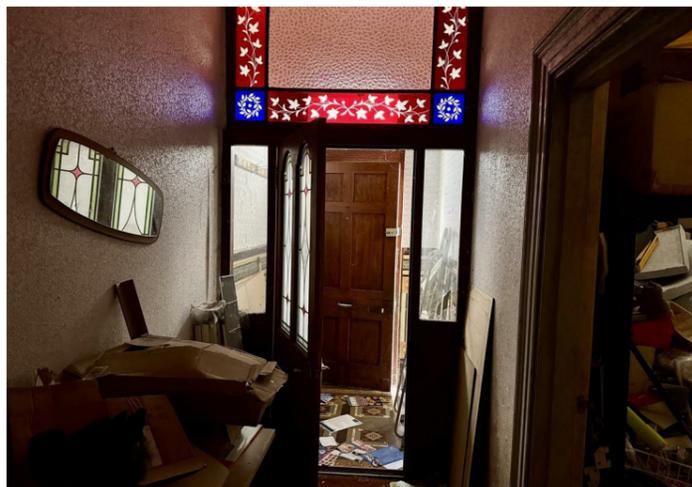
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The Agent that goes the Extra Mile





MODERN METHOD OF AUCTION

An opportunity to purchase an end terrace property requiring renovation in the convenient location of Bush Street, close to the town centre and public transport links including the ferry terminal to Rosslare.

The accommodation is arranged over three floors and comprises of:

The top floor comprises one room and a shower room with WC.

On the first floor, there are five rooms, offering flexible living or bedroom space.

The ground floor includes an entrance hall, two rooms, and a kitchen without fittings.

There is also a garden to the rear of the property.

This property is being advertised as 'sold as seen', with the appeal of no onward chain, offering a fantastic renovation opportunity!

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, a leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



DIRECTIONS

From the Pembroke Office head out of town in the direction of Pembroke Dock, up Bush Hill and then down Ferry Lane. Take the left hand turn off Ferry Lane onto Bush Street and follow the road along, going over the mini roundabout. and follow the road down, where the property will be found on your right hand side. What3words thorax.smoothly.brink

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