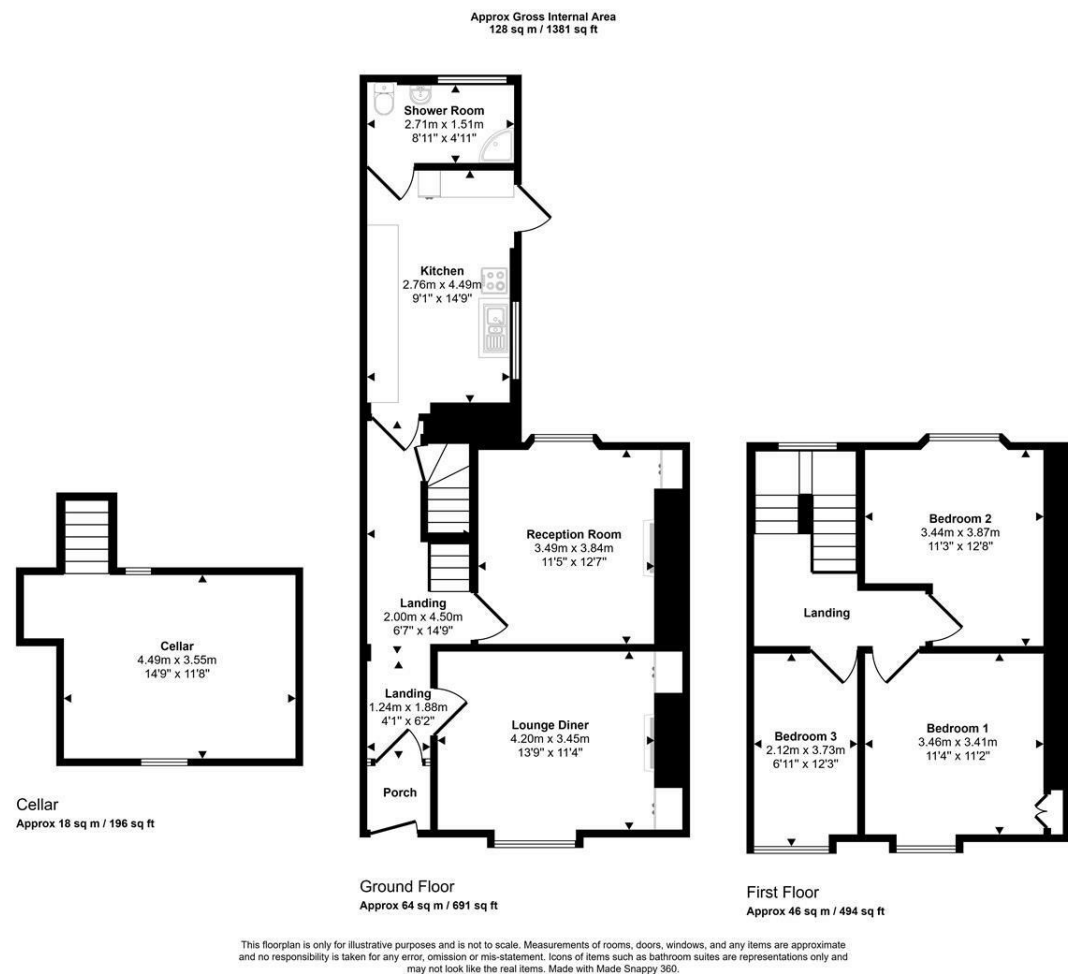




VIEWING: By appointment only via the Agents.

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 C

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

HC/ESL/05/26/OK EIL

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

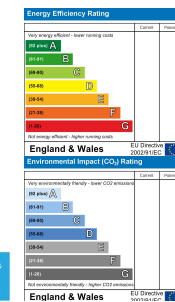


5 Church Street, Pembroke Dock, Pembrokeshire, SA72 6AR

- Mid Terrace Townhouse
- Two Reception Rooms
- Garden To Rear With Workshop
- No Onward Chain
- Scope To Modernise
- Three Bedrooms
- Basement
- Close To Amenities In Town
- Gas Central Heating
- EPC Rating: TBC

Guide Price £90,000

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The Agent that goes the Extra Mile





****Modern Method of Auction****

Situated on a highly popular residential street within easy walking distance of Pembroke Dock town centre, this traditional mid-terrace property offers generous accommodation, outdoor space, and excellent potential for improvement. Ideal as a first-time buy, investment opportunity, or family home, it provides a solid foundation for modernisation.

The ground floor comprises an entrance vestibule leading into an inner hallway, a comfortable living room, separate dining room, kitchen, and a downstairs shower room. From the hallway, steps lead down to a useful basement area, providing valuable additional storage space.

On the first floor, the property offers two well-proportioned double bedrooms along with a single bedroom, making it suitable for a range of household needs.

The home benefits from gas central heating and double glazing.

Externally, to the rear is a garden laid mainly to lawn with a patio seating area, ideal for outdoor relaxation and entertaining. There is a workshop to the rear, offering excellent storage or potential workspace for hobbies or small projects.

While the property would benefit from modernisation, it presents a fantastic opportunity to create a personalised home in a convenient and established location.

Pembroke Dock, 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 superstores, retail parks, primary and secondary schools, 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 our Pembroke Office, proceed back down the hill towards Pembroke Dock, head to the top of the hill taking the left at the crossroads towards the school, continue along for approximately quarter of a mile and take the right at the pub into Prospect Place, follow the road around and down the hill taking the first right into Church Street. The property can be found on the right hand side denoted by our 'For Sale' board.
What3Words:///contact.prank.wings

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