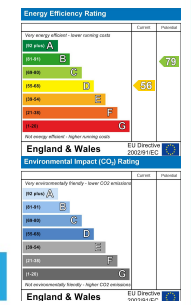


The Burrow Lower Lamphey Road, Pembroke, Pembs, SA71 4AF

- Detached Bungalow
- 3 Bedrooms
- Loft Room
- Open Plan Kitchen/Living Area
- Ideal Family Home
- Garage
- Driveway
- Close To Local Ammenities
- Front and Rear Gardens
- EPC: TBC

Offers In Excess Of £275,000

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



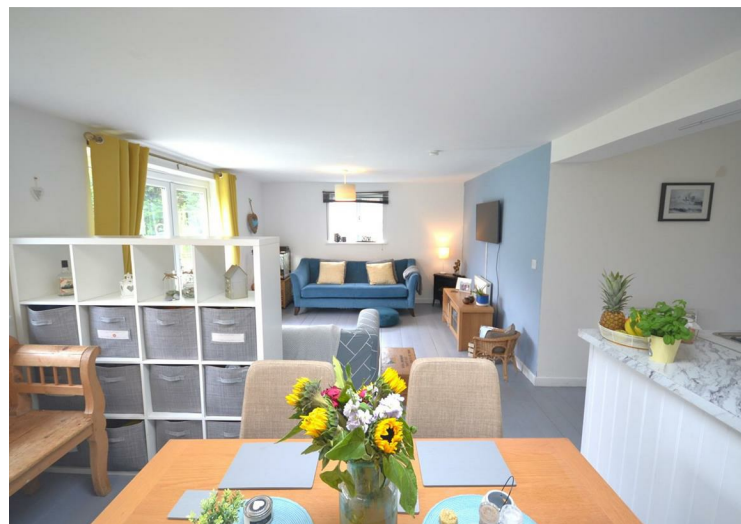
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

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

HC/EJWOK28/06/22/06/
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.

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



This Detached Bungalow is situated in the sought after area of Lower Lamphey, within walking distance to Pembroke Town boasting a variety of Shops, Cafes and the historic Pembroke Castle. The accommodation comprises; Entrance Hall, an open plan Kitchen/Living/Dining area. The kitchen is fitted with a range of units, the living room provides French doors leading out to the garden. The home provides two double bedrooms, one further bedroom, family bathroom and loft room.

Externally, to the front the property offers driveway parking for up to three vehicles, a garage and lawned area to the side of the drive. To the rear, the enclosed garden is mainly laid to lawn, with a paved seating area leading out from the living room. Viewing is highly recommended to appreciate this wonderful home.

Pembroke Town is located in the South of 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 banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.



Bedroom One

11'11" x 13'11" (3.64 x 4.26)

Loft Room

9'4" x 32'6" (2.87 x 9.92)

Kitchen & Living Room

22'8" max x 10'4" max (6.91 max x 3.17 max)

Bathroom

5'10" x 6'11" (1.78 x 2.11)

Utility Cupboard

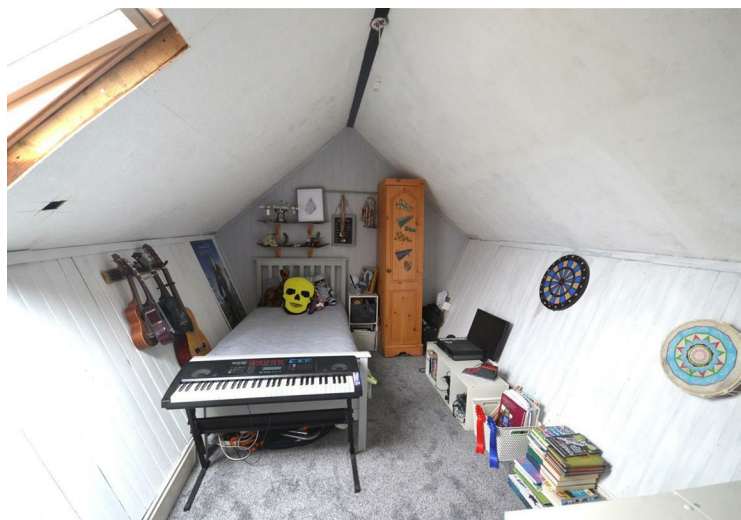
5'6" x 2'8" (1.70 x 0.82)

Bedroom 2

9'10" x 12'0" (3.02 x 3.66)

Bedroom 3

8'11" x 10'1" (2.74 x 3.08)



DIRECTIONS

Leaving the Pembroke office follow the one way system to the East End roundabout. Take the turning on the left hand side off the roundabout onto the Lower Lamphey Road. The property is part way down on the righthand side.

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