

Floorplan

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

HEATING: Gas

TAX: D

HC/ESL/05/25/Take on OK

FACEBOOK & TWITTER

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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,

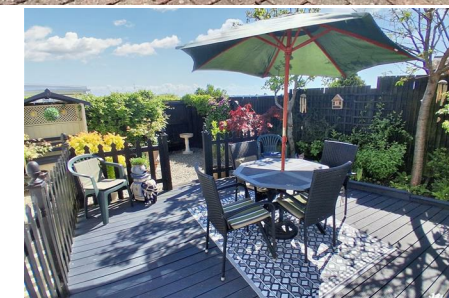
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: pembroke@westwalesproperties.co.uk

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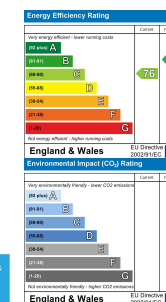


### 10 The Parade Ground, Pembroke Dock, Pembrokeshire, SA72 6EU

- Detached Bungalow
- Off Road Parking
- Conservatory To Rear
- Gas Central Heating
- Beautifully Maintained Garden
- Three Bedrooms
- Very Well Presented
- Detached Garage
- En-Suite Shower Room
- EPC Rating: C

Offers Around £315,000

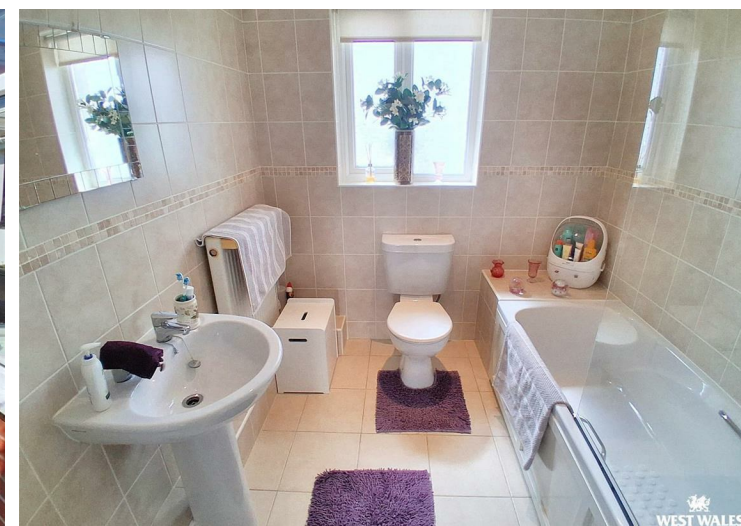
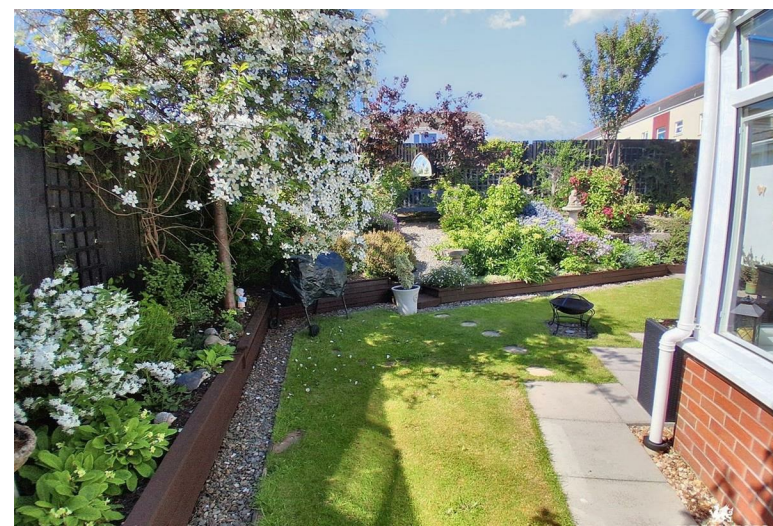
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**The Agent that goes the Extra Mile**





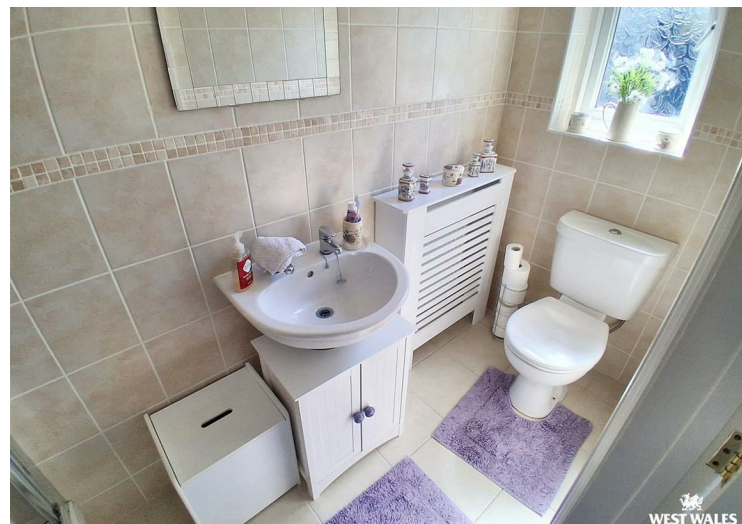
Nestled in the popular residential area of The Parade Ground, Pembroke Dock, this delightful detached bungalow offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or retirement. The property has a living room and kitchen/diner while the conservatory invites natural light and offers a serene spot to enjoy the beautiful garden views.

The bungalow boasts a family bathroom and an en-suite shower in the master bedroom. A gas boiler serves the domestic heating and hot water, and the windows are UPVC double glazed.

Externally, the garden to the rear is beautifully maintained, featuring a lawn area with decorative gravel, creating an inviting outdoor space for both leisure and gatherings. Ample off-road parking is available, accommodating up to four vehicles, along with a detached garage for additional storage or workshop needs.

Whether you are looking to downsize or seeking a family-friendly environment, this property is a must-see.

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, 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 Pembroke follow signs towards Pembroke Dock and at the end of Ferry Lane turn left to Waterloo roundabout. Take the 2nd exit off the roundabout and head up towards the Cleddau Bridge, turning left onto Essex road at the roundabout. Take the next right hand turn onto Devonshire Road and follow the road along until you see the turning for Hampshire Drive on your right. Turn right here and right again onto The Parade Ground. The property will be found at the end of this cul-de-sac. What3Words:///wand.resources.lifestyle

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