

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

HEATING: Gas

TAX: Band C

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

HC/ESL/11/25/ALL OK 11.11.25

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

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TELEPHONE: 01646 680006

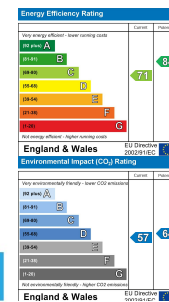


84 Laws Street, Pembroke Dock, Pembrokeshire, SA72 6DG

- Mid Terraced House
- Two Rooms in Basement
- Two Reception Rooms Plus Kitchen/Diner
- Gas Central Heating
- Convenient To Amenities
- Three Bedrooms
- Original Features
- Close To Town Centre
- Garden To Rear With Workshop
- EPC Rating: C

Offers In Excess Of £175,000

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The Agent that goes the Extra Mile





Nestled in the charming area of Upper Laws Street, Pembroke Dock, this delightful terraced house presents an excellent opportunity for families, first time buyers and investors alike, The property is conveniently located for amenities in town, including shops, surgeries, schools and public transport links

The layout of the property comprises of an entrance vestibule and hallway, two comfortable reception rooms, and an open plan kitchen/diner. A split level staircase leads to a bathroom with a separate WC, and three bedrooms. A basement offers 2 rooms with heating, offering space to expand the living accommodation or recreational space for a home gym/office/cinema etc. The property is served by double glazing and gas fired central heating.

Externally, there is on street resident permit parking available to the front - permits are available on application to the council. To the rear is a lawned garden with a patio seating area, progressing on to a workshop at the rear offering handy storage space.

Viewing is highly recommended in order to fully appreciate the available space.

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 our office in Pembroke proceed out of town towards Pembroke Dock, heading down Ferry Lane. Turn left onto Bush Street and follow the road past the primary school until you come to the mini roundabout. Take the first left and follow the road about 200 yards up, where number 84 will be found on the right hand side.
What3Words:///fearfully.quicker.playoffs

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