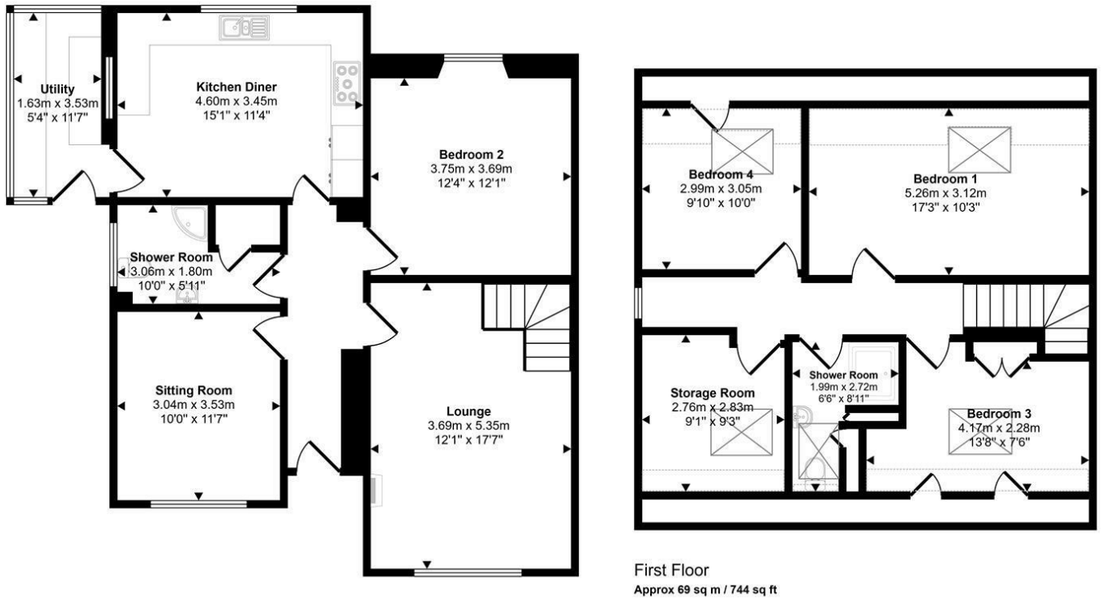
Approx Gross Internal Area
153 sq m / 1652 sq ft



Ground Floor
Approx 84 sq m / 908 sq ft

First Floor
Approx 69 sq m / 744 sq ft

Denotes head height below 1.5m

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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D'
HEATING: Gas

ref: HC / LLE / AUG . 25/OK HC

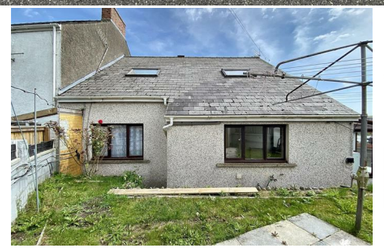
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

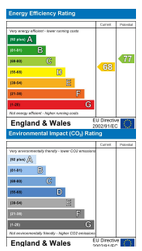
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



Y Bwythyn Golden Hill Road, Pembroke, Pembrokeshire, SA71 4QE

- End Terrace Cottage
- Edge Of Town Location
- Brilliant Investment
- Low Maintenance Garden
- Gas Central Heating
- Four Bedrooms
- Two Reception Rooms
- Storage Room
- Driveway Parking
- EPC Rating: D



Offers In Excess Of £215,000

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

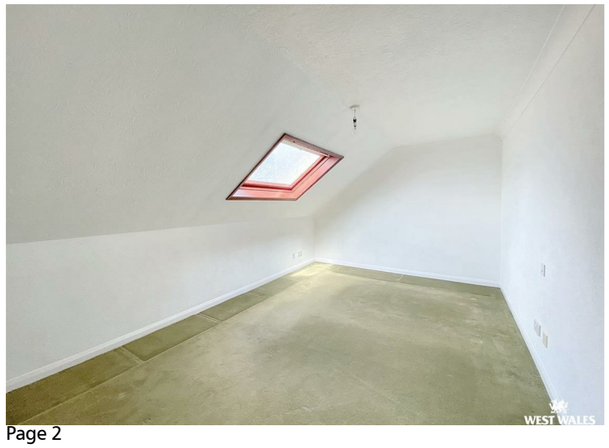
The Agent that goes the Extra Mile

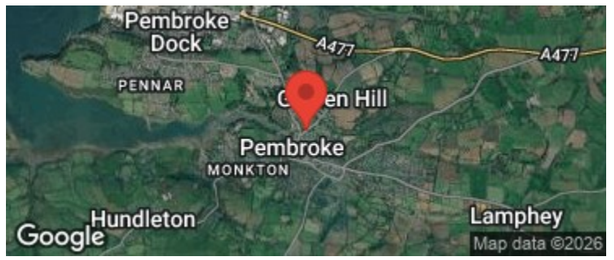
A brilliant opportunity to acquire this end-terrace cottage, situated on the edge of the historic town of Pembroke. Conveniently located within walking distance to the array of amenities the town has to offer, there is also easy access to public transport links. The property would make a great investment, or first time buy, and offers endless potential.

The ground floor accommodation comprises; entrance hallway with parquet flooring, two reception rooms, kitchen/diner, utility area, a family bathroom and a downstairs bedroom with built in wardrobes. Upstairs, accommodates three further bedrooms, a shower room and a storage room with potential to become a fifth bedroom/study. The property benefits from UPVC double glazing and gas central heating.

Externally, there is gated driveway parking to the side, which provides easy access to the garden and side door. Steps lead up to the low maintenance at the rear, which houses a garden shed, lawned area and small patio space.

Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafes 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. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beaches.





DIRECTIONS

From our Pembroke office proceed over bridge towards Pembroke Dock, take first turning on the right, turn left at T-junction the property. The property will be on the left hand side.
What/Three/Words:///debate.engrossed.sobs

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