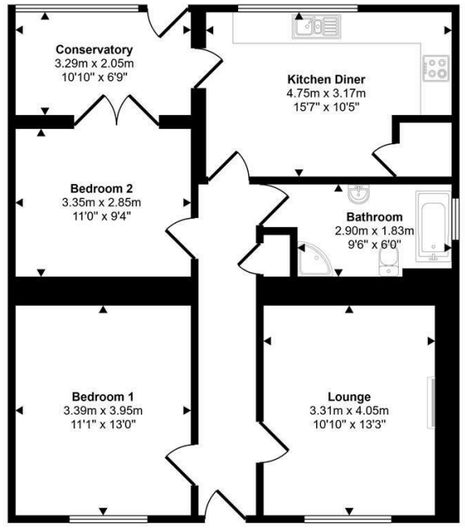
Approx Gross Internal Area
82 sq m / 878 sq ft




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 Electric, Mains Water, Mains Gas, 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/08/26/OK

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

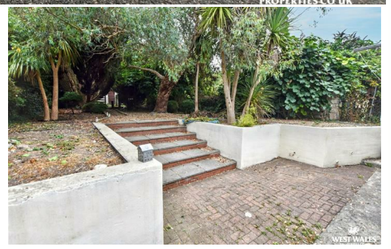


01646 680006
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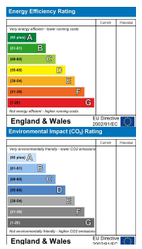




## 12 Waterloo Road, Pembroke Dock, Pembrokeshire, SA72 6UA

- End Terrace Cottage
- Open Plan Kitchen/Diner
- Garden With Outbuildings And Side Access
- Gas Central Heating
- Close To Amenities
- Two Double Bedrooms
- Conservatory To Rear
- No Onward Chain
- Bathroom With Shower
- EPC Rating: TBC




**£160,000**

*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***



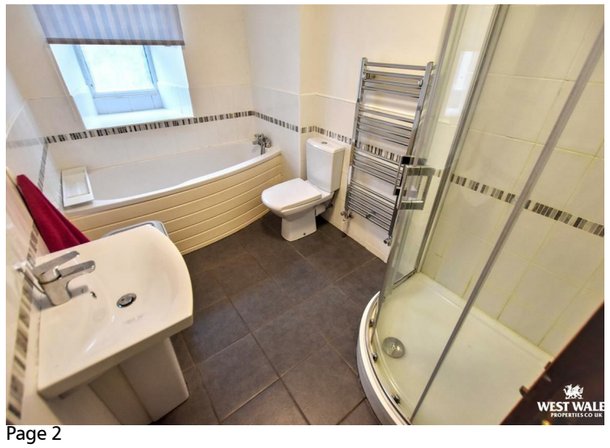




















12 Waterloo Road is an end-terrace cottage situated in a popular residential area of Pembroke Dock, conveniently positioned close to a range of local amenities and everyday facilities. The property is offered for sale with no onward chain and would make an ideal purchase for first-time buyers, investors or those looking for a well-located two-bedroom property.

The accommodation comprises an entrance hall leading into the living room, with access through to the open-plan kitchen/diner. To the rear is a conservatory, providing additional living or dining space and access to the garden. There are two double bedrooms and a family bathroom, which benefits from both a bath and separate shower. The property is equipped with gas central heating and double glazing.

Externally, there is a patio seating area adjoining the rear of the property, with steps leading up to the rear garden. The garden is laid predominantly to decorative stone and features a number of mature trees, together with useful outbuildings providing storage. Pedestrian access to the rear garden is available via the land to the side of the property.

Offered for sale with no onward chain, viewing is highly recommended!

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 the Pembroke office head east on Main St/A4139 towards Mill Pond Walk. At the roundabout, take the 3rd exit onto Lower Lamphey Rd/A4139. Turn right onto Westgate Hill/A4139 and then turn left onto Northgate St/A4139. Continue to follow the A4139 towards Pembroke Dock for approx 1.3 miles. Turn left onto London Rd/A477 and at the roundabout take the second exit onto Waterloo Road. Bear left and the property is located on the left hand side.
What/Three/Words:///convinced.debt.procured

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