

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 drainage

**HEATING:** Gas

**TAX:** Band A/A/A

SSG/ESL/04/25/DRAFT

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

**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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## 23 London Road, Pembroke Dock, Pembrokeshire, SA72 6DS

- 4 x 1 Bedroom Apartments
- 1 x Apartment to Renovate
- To Modernise
- Town Centre Location
- Gas Central Heating
- 3 x Tenants in Situ
- Ideal Investment
- Close to Amenities
- Current Return on Investment Approx 8.46%
- EPC Ratings: D / D / D / D

**Offers In The Region Of £160,000**

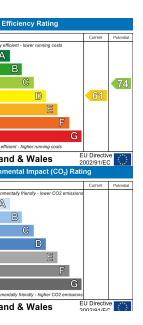
**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

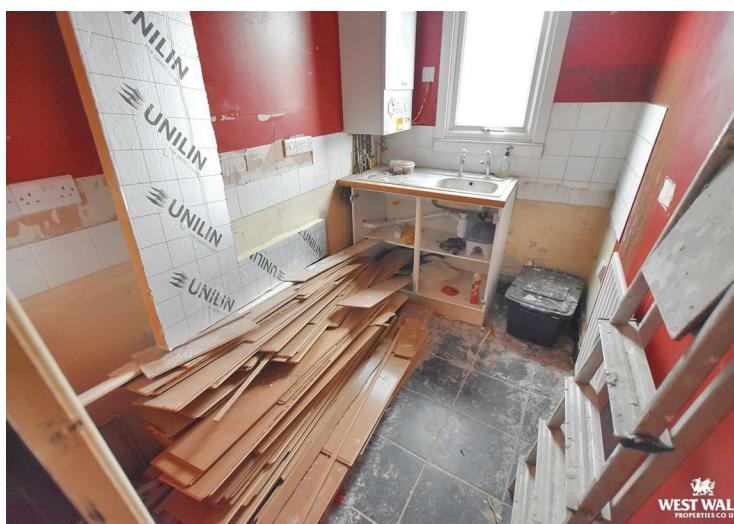


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**The Agent that goes the Extra Mile**





## RETURN ON INVESTMENT - APPROX - 9.5%

A rare opportunity to purchase the freehold of this mid-terrace property that is configured into four one bedroom flats. Set over four floors, the three lower flats currently have tenants residing in them, while the top floor requires renovation but offers the potential for further income. The flats are served by double glazing and gas central heating and are located conveniently for amenities, public transport links and the Irish ferry terminal.

Externally, there is a courtyard garden to the rear laid to decorative gravel for flat 23a. There is vehicular access and communal parking available to the rear of the building.

The opportunity is currently bringing in a rental yield of approx 9.5%, with scope for further income to be generated by renovating the top floor apartment.

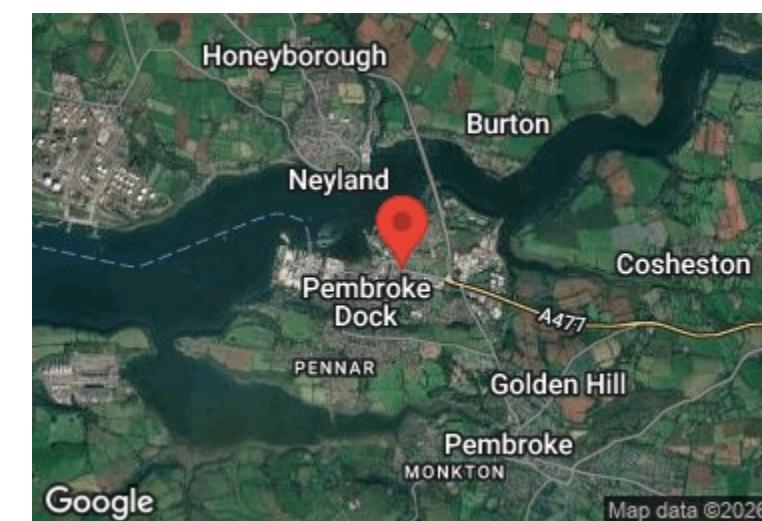
With no onward chain, viewing is highly recommended!

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, a 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 towards Pembroke Dock and down Ferry Lane where you will come to traffic lights. Turn left and at the roundabout take the 1st exit towards the town centre. At the next traffic lights go straight through, passing Tesco on your left, and the property will be found shortly after on your left, access to the parking is via Gas Lane. What3Words: ///outs.strongman.lemmings



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