

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 'C'

ref: HC / LLT / 09 / 22/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

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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.

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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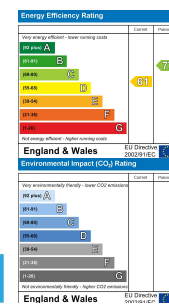


31 Treowen Road, Pembroke Dock, Dyfed, SA72 6NY

- Semi Detached House
- Modern Kitchen/Diner
- Rear Garden
- Edge of Town Location
- Ideal Family Home
- Three Reception Rooms
- Four Bedrooms
- Well Presented
- On Street Parking
- EPC Rating D

Offers In Excess Of £195,000

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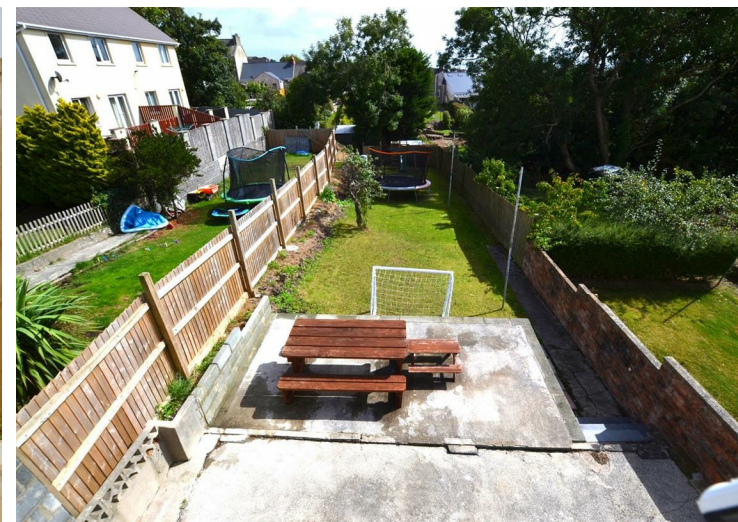
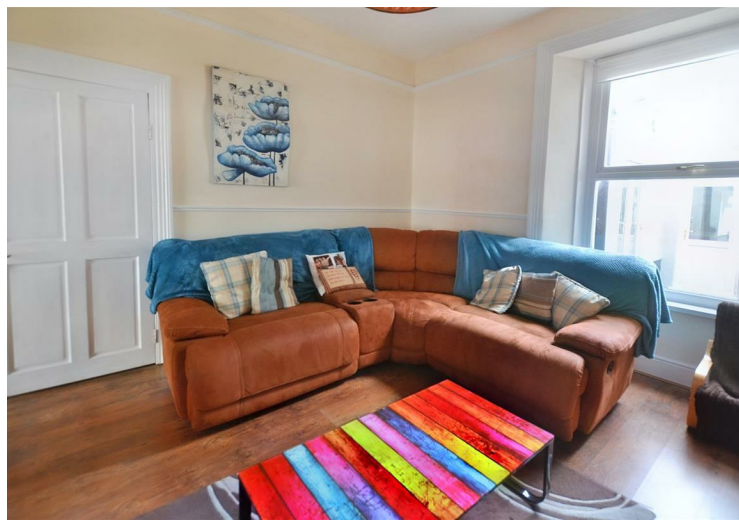


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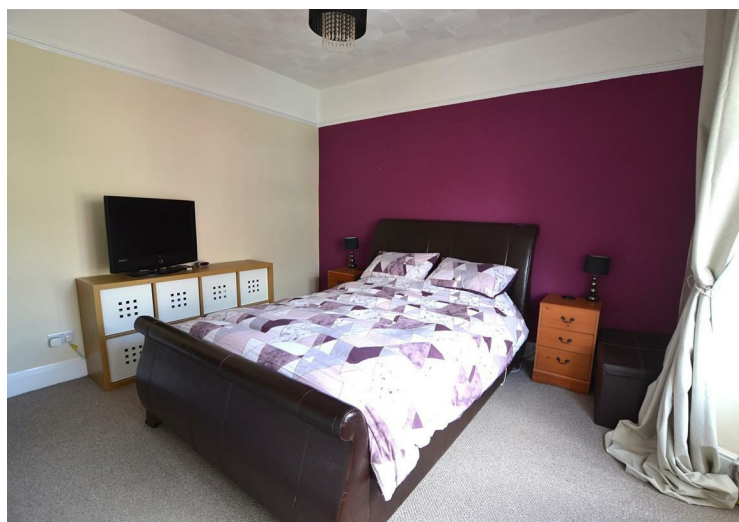
The Agent that goes the Extra Mile





This well presented Semi Detached house is situated within walking distance to Pembroke Dock town, providing a variety of shops, cafes and schools. The accommodation comprises; entrance hall, living room with a character bay window, playroom, dining room with French doors leading to the garden, kitchen fitted with a range of modern units and a view over the garden and a WC. The first floor boasts three double bedrooms, one with a walk in wardrobe/dressing room, one further single bedroom and bathroom. The property benefits from a neutral decor throughout and would make an ideal first time buy/family home.

Externally, to the front of the property there is on street parking facilities and side access to the back of the property. To the rear of the property the top tier provides a seating area, with steps down to the lawned area, providing ample space for further garden furniture/playsets. Viewing is highly recommended to value the size and style of this property.



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 the Pembroke office proceed out of town in the direction of Pembroke Dock and proceed up Bush Hill to the traffic lights. Turn left onto Pembroke Road and follow the road along proceeding onto High Street. Follow the road to the end of the road and turn left onto Treowen Road. The property will be found on the left hand side.

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