

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**

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.

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



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

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

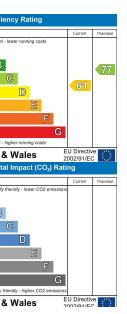
Offers In Excess Of £195,000

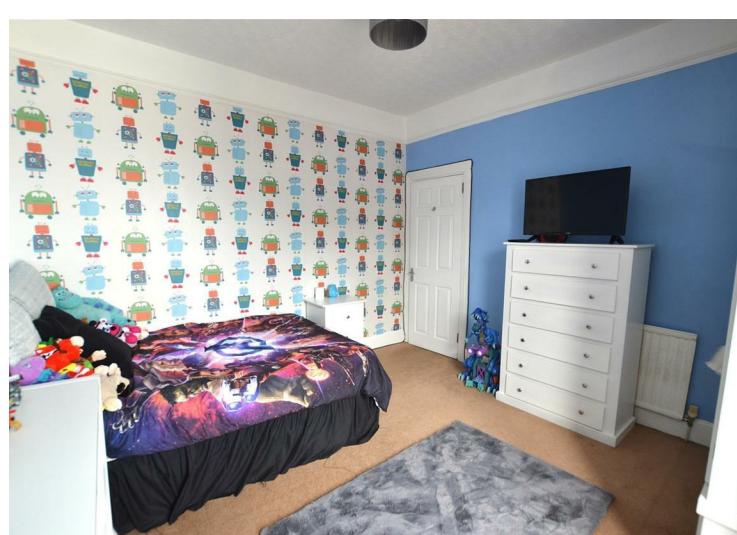
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#### DIRECTIONS

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