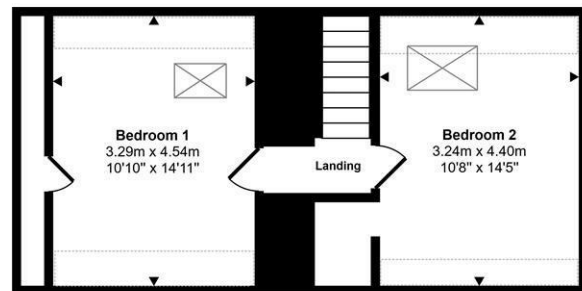


Ground Floor  
Approx 31 sq m / 335 sq ft



First Floor  
Approx 40 sq m / 431 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:** Leasehold - 999 years from 2006, £0 ground rent, service charge (2025) is £600pa.  
**SERVICES:** We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water  
**HEATING:** Gas  
**TAX:** B

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

HC/ESL/Take on ok 13.5.25

**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**

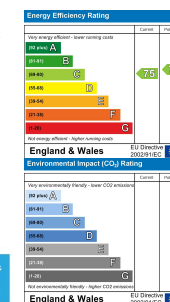
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006



### Flat 5, 1 High Street, Pembroke Dock, Pembrokeshire, SA72 6PA

- First Floor Flat
- Edge of Town
- Well Presented
- Leasehold (999 year lease)
- Gas Heating
- Two Double Bedrooms
- Allocated Parking In Communal Car Park
- No Onward Chain
- Excellent Investment/First Time Buy
- EPC Rating: C



**Offers In Excess Of £70,000**

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

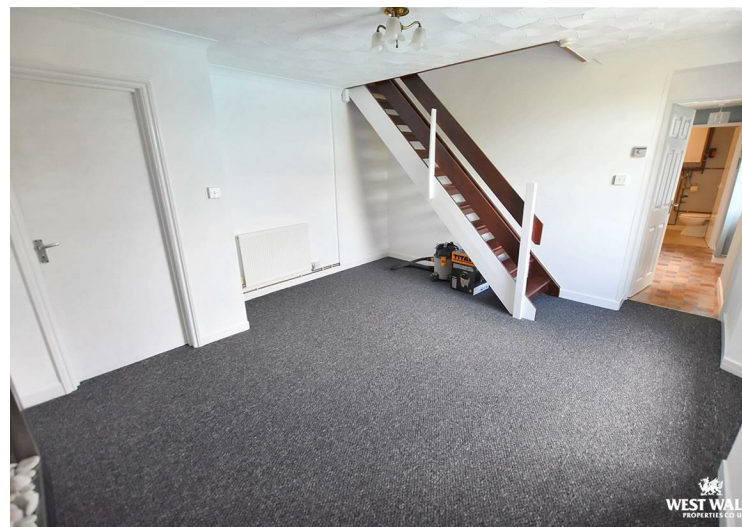
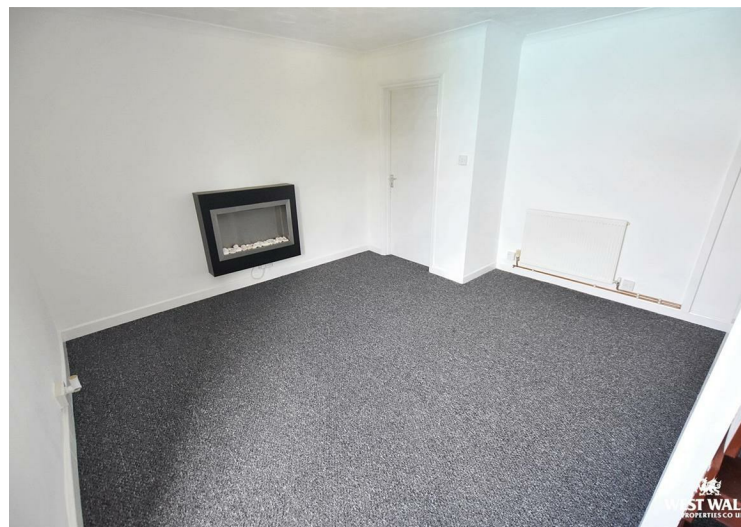
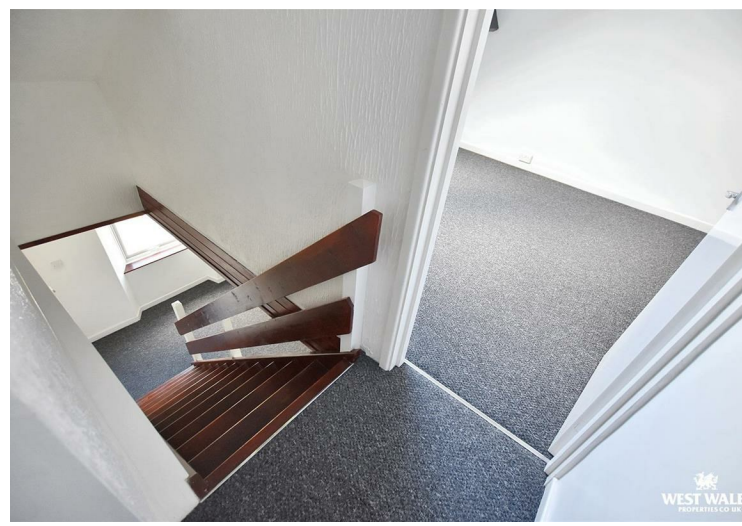


Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

**The Agent that goes the Extra Mile**







A great opportunity to purchase a first floor maisonette located in the periphery of Pembroke Dock town. This well presented property comes with a long lease and allocated parking, making it a fantastic investment opportunity or first time buy.

Accessed through a communal entrance shared with one other unit, the layout of the property briefly comprises of a living room, kitchen and bathroom on the first floor. Stairs lead up to two double bedrooms on the 2nd floor. The property is in a good decorative order with double glazing and gas central heating. Glimpses of the waterway can be enjoyed from the kitchen window.

Externally there is allocated parking available in the communal car park to the rear.

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, 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, up Bush Hill to the traffic lights. Turn left here onto Pembroke Road and progress on to High Street, following the road all the way to the end, where the property will be found on the right hand side at the junction. What3Words: ///situated.switched.specifies

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