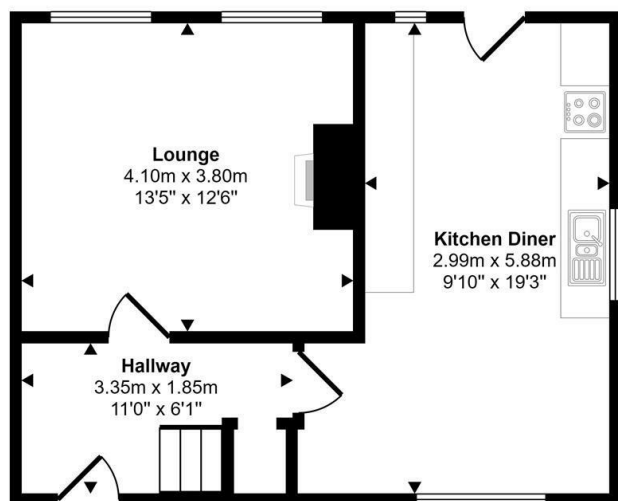
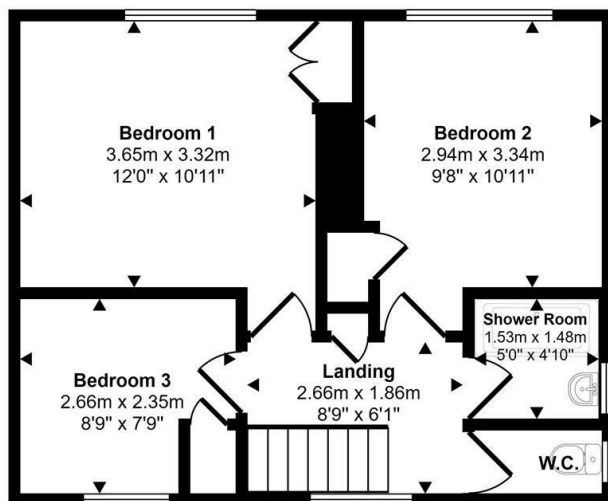


Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 42 sq m / 456 sq ft



First Floor
Approx 42 sq m / 451 sq ft

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, Mains Gas

HEATING: Gas

TAX: Band D

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

HC/ESL/02/26/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

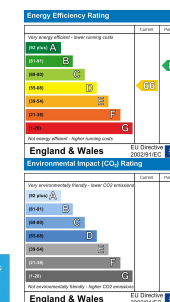


1 St. Nicholas Crescent, Pembroke, Pembrokeshire, SA71 4QG

- Semi-Detached House
- Open Plan Kitchen/Diner
- Front And Rear Gardens
- Cul-De-Sac Location
- Gas Central Heating
- Three Bedrooms
- No Onward Chain
- Close To Town Centre
- Fantastic First Time Buy
- EPC Rating: D

Offers In Excess Of £170,000

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



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EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile





DIRECTIONS

From the Pembroke office proceed along over the mill pond bridge and begin up the hill, turning right into the Green. Shortly after, turn left and turn left again opposite the park. Follow the road along and you will find St Nicholas Crescent, and number 1 will be found on the right hand side. What3Words: ///tanked.shadowed.buffoon

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