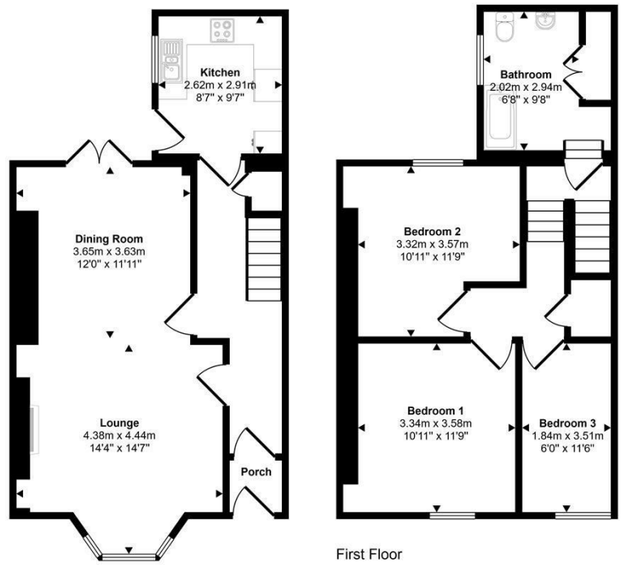
Approx Gross Internal Area
101 sq m / 1091 sq ft



Ground Floor
Approx 51 sq m / 552 sq ft

First Floor
Approx 50 sq m / 538 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/01/26/OK

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.
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

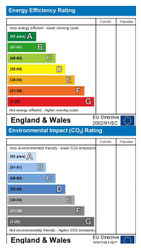
WEST WALES PROPERTIES .CO.UK

01646 680006
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES

Hill House 8 Holyland Road, Pembroke, Pembrokeshire, SA71 4BL

- Semi-Detached Townhouse
- Open Plan Living Room/Dining Room
- Close To Town And Amenities
- Lawned Garden To Rear
- Double Glazing
- Three Bedrooms
- Character Features
- Gas Central Heating
- On Street Parking
- EPC Rating: TBC



Price £240,000

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The Property Ombudsman

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
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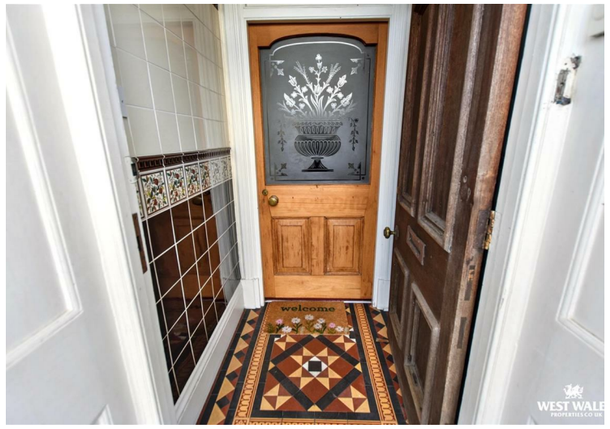
The Agent that goes the Extra Mile

Celebrating 30 Years of Business



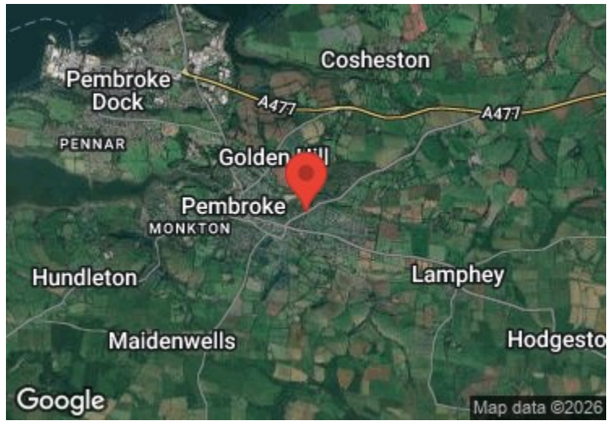
A fantastic opportunity to purchase a semi-detached town house which is bursting with original charm, in the popular area of Holyland Road, Pembroke. The property is within walking distance of the town, train station and bus routes.

Entering the property through a beautiful vestibule adorned with original tiling, the layout comprises of an hallway with split level staircase, an open plan living room and dining room with bay window to front and French doors to the rear and a kitchen on the ground floor. On the half level is a family bathroom boasting a bath with overhead shower and a fitted storage unit. On the first floor are three bedrooms (two double and one single) and a cupboard. The property benefits from gas central heating and double glazing. Original features include the tiling, detailed architrave arch in the hallway, and high ceilings giving a sense of grandeur that was common of the 1929's period.

Externally, there is a forecourt with iron railings and pedestrian gate giving curb appeal. To the rear is a patio seating area, with steps leading up to the pretty lawned garden, which enjoys a South Easterly aspect and is equipped with various sheds for storage.

This lovely family home offers comfort and charm, viewing is highly recommended!

Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafes and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices.



DIRECTIONS

From the Pembroke office, proceed up the Main Street until you reach the mini roundabout at East End Square. Take the first exit onto Holyland Road, where you will find number 8 on the right-hand side after the railway bridge. What3Words:///strong.glee.elsewhere

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