

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 'D'

PLEASE NOTE: Property is on a busy road. There are steps up to the garden and the bathroom is on the ground floor.

ref: HC / LLT / 07 / 22/takeonk

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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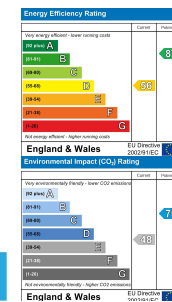


Wenvor Golden Hill, Pembroke, Pembrokeshire, SA71 4TJ

- Detached House
- Open Plan Kitchen/Diner
- Edge of Town
- Tiered Garden
- Ideal First Time Buy
- Three Double Bedrooms
- Immaculately Presented
- Driveway Parking
- Gas Central Heating
- EPC Rating D

Offers In Excess Of £200,000

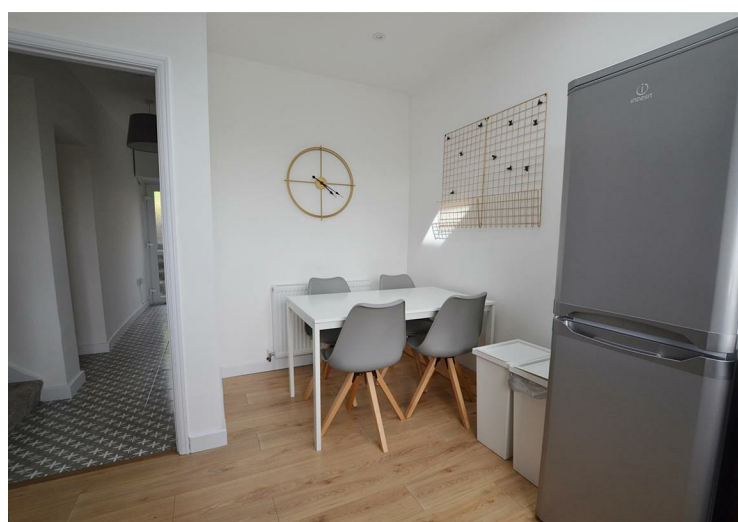
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The Agent that goes the Extra Mile





This Immaculately Presented Detached House sits on the edge of Pembroke Town, providing Local Shops, Cafe's and Schools on your doorstep. The accommodation briefly comprises; Lounge, Open Plan Kitchen/Diner fitted with a range of modern units, Two Double Bedrooms, one further Double Bedroom which could also be a second reception room and a Bathroom. The property benefits from gas central heating, double glazing and a neutral decor throughout.

Externally, to the side of the property there is driveway parking for two vehicles . To the left hand side the garden, mostly laid to lawn is laid out over two tiers and to the top, boasts views over the historic Pembroke Castle.

Viewing is highly recommended to appreciate this wonderful home.

Pembroke Town is located in South Pembrokeshire. The town is centered around the Medieval Pembroke castle. The mill pond provides the town with a beautiful walk which is only 5-minutes away from the property. Pembroke Main Street is at the center of the community and includes cafes, restaurants, and multiple convenience stores. The town also provides a primary and secondary school with multiple bus routes for easy travel.



Kitchen/Diner

11'1" x 14'7" max (3.39 x 4.47 max)

Bedroom Two

10'2" x 14'0" (3.11 x 4.27)

Living Room

11'1" x 14'6" (3.40 x 4.43)

Bedroom Three

10'5" x 14'5" (3.19 x 4.40)

Bedroom One

10'6" x 14'8" (3.22 x 4.48)

Bathroom

5'10" x 10'9" (1.80 x 3.28)



DIRECTIONS

DIRECTIONS: From the Pembroke office proceed down over the Mill Pond bridge and follow the road up the hill, turning right before the petrol station towards The Green. Take the immediate left hand turn and proceed along the road, under the railway bridge where you will see Wenvor shortly afer on your right hand side.

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