

Approx Gross Internal Area  
69 sq m / 740 sq ft



Ground Floor  
Approx 35 sq m / 374 sq ft

First Floor  
Approx 34 sq m / 367 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: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C'

HEATING: Gas

ref: HC/LLE / JUNE / 25/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

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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

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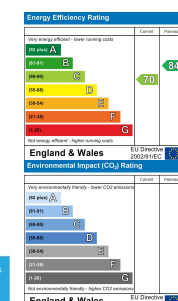


## Glebelands House Bufferland Terrace, Pembroke Dock, Pembrokeshire, SA72 6OR

- Semi-Detached House
- Edge Of Town Location
- Low Maintenance Garden
- Walking Distance To Local Amenities
- Gas Central Heating
- Two Double Bedrooms
- Contemporary Kitchen
- Off Road Parking
- UPVC Double Glazing
- EPC Rating: C

Price £155,000

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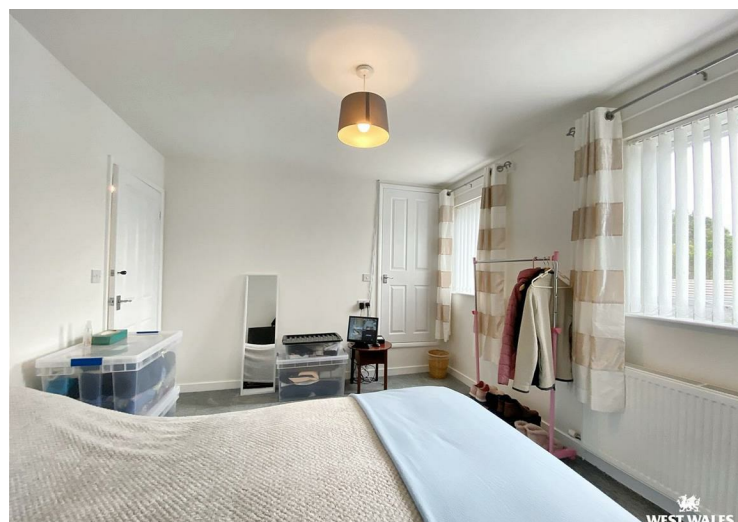
**The Agent that goes the Extra Mile**





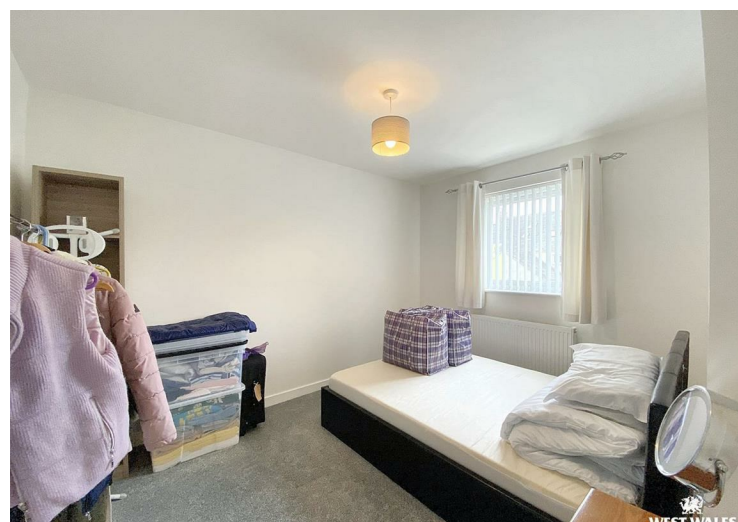
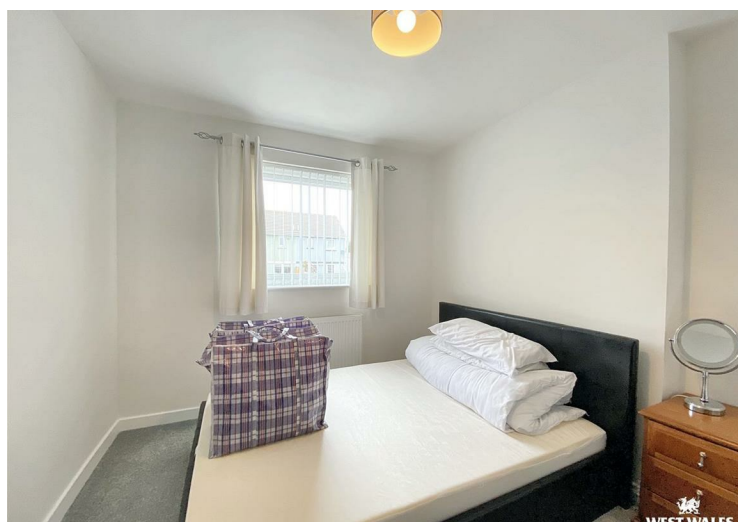
A great opportunity for first time home buyers, investors or those looking for a well presented semi-detached house located on the edge of Pembroke Dock. The property is conveniently located within walking distance to local amenities, and just a short drive to to supermarkets and retail parks the town has to offer. Viewing is highly recommended!

The property boasts a neutral decor throughout, with the ground floor accommodation comprising; an entrance hallway, living/dining room, and a contemporary kitchen with breakfast bar. The kitchen is fitted with a range of modern appliances and provides rear access to the garden. The first floor accommodates; the family bathroom with a modern white suite, and two double bedrooms. The property benefits from UPVC double glazing and gas central heating.



Externally, a paved pathway leads up to the front door. A low maintenance enclosed garden is located to the rear, with side access available off the lane. The patio garden offers a decking area, ideal for outside seating. You really can envision enjoying BBQ's with family and friends in those summer months. Allocated off road parking is also access via the private lane and is located to the rear of the property.

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 our Pembroke Office head over the Mill Pond Bridge and up Bush Hill (A4139). At the top of the hill take the left onto Pembroke Road (A4139). Follow road all the way down, and just before the junction, turn left onto Bufferland Terrace. The property will be located on the right hand side.  
What/Three/Words: ///blink.rail.follow

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