

Floorplan

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/ FEB / 25

TAKEONOK/LLE/26/02/25

FACEBOOK & TWITTER

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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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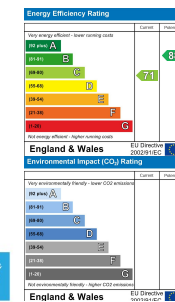


## 24 Glenview Avenue, Pembroke Dock, SA72 6EJ

- Semi- Detached Bungalow
- Living Room
- Shower Room
- Front And Rear Garden
- Close To Town
- Two Bedrooms
- Conservatory
- Garage
- Cul-De-Sac
- EPC C

**Price £185,000**

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***The Agent that goes the Extra Mile***







Located on the edge of Pembroke Dock, this Semi-Detached Bungalow would make an ideal first time buy or investment property. Conveniently located on the popular Cul-De-Sac of Glenview Avenue, you are within walking distance to the variety of amenities the town has to offer. Viewing is highly recommended to appreciate the potential the property has to offer!

The accommodation comprises of; entrance porch which leads through into the living room, kitchen, conservatory, two double bedrooms, and a shower room. The property also benefits from a utility area and garage, which is ideal for additional storage.



Externally, there is driveway parking for one vehicle, with further on street parking also available. The mature rear garden provides ample space for outside seating, and also houses a greenhouse, well maintained vegetable patch, and a lawned garden.

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 head east on Main St/A4139 towards Mill Pond Walk. At the roundabout, take the 3rd exit onto Lower Lamphey Rd/A4139. Turn right onto Westgate Hill/A4139 and then turn left onto Northgate St/A4139. Continue to follow the A4139 towards Pembroke Dock for approx 1.3 miles. Turn left onto London Rd/A477 and at the roundabout, take the 1st exit onto London Road. Pass through the traffic lights, and continue to follow road. Just before the roundabout turn right Tremeyrick Street, and then right onto Glenview Avenue. The property is on the right hand side.  
What/Three/Words:///only.imagined.soups

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