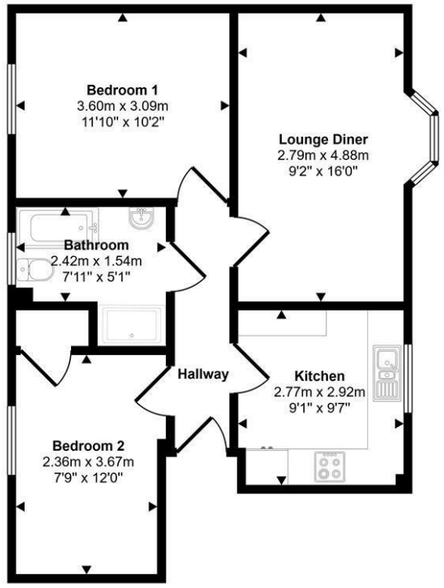
Approx Gross Internal Area
55 sq m / 588 sq ft



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 Leasehold 125 years from 2007, ground rent £150, service charge 3.8% of the building costs
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band ' C '

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

HC/ESL/01/25/DRAFT

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,

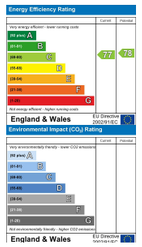
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk

74 London Road, Pembroke Dock, Pembrokeshire, SA72 6DT

- Two Double Bedrooms
- Allocated Parking Bay
- Close To Amenities
- Communal Hallway
- Leasehold Property
- Ground Floor Apartment
- Double Glazing
- Gas Central Heating
- No Onward Chain
- EPC Rating: C



Offers In Excess Of £110,000

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The Agent that goes the Extra Mile

A well presented ground floor apartment located in a sought after area, within walking distance to the town centre that provides most everyday amenities. Access through a communal hallway, the layout of the property briefly comprises: hallway, lounge, kitchen/diner, two double bedrooms and bathroom. Externally the property offers well maintained communal areas, including a car park with one allocated parking bay and several visitor bays, and disabled parking. The property also has UPVC double glazing and gas central heating. Viewing is highly recommended! Tenure Leasehold.

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 office in Pembroke proceed towards Pembroke Dock and down Ferry Lane where you will come to traffic lights. Turn left and at the roundabout take the 1st exit towards the town centre. At the next traffic lights go straight through, turning right shortly after onto Charles Thomas Avenue, then immediately left into the complex car park. what3words: dubbing.drifting.duos

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