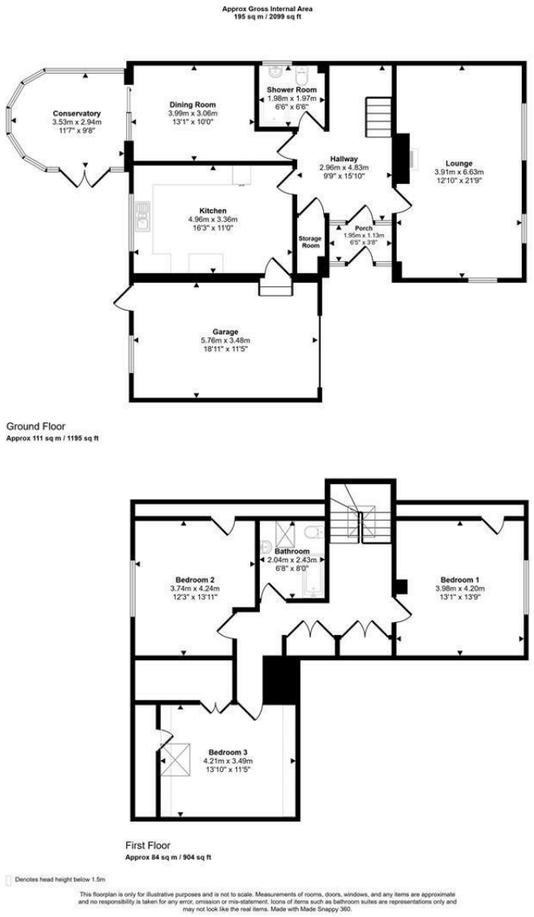

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas

ref: HC/LLE / APR/ 25/OK

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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

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TELEPHONE: 01646 680006

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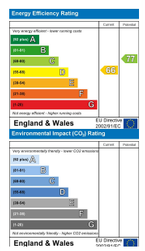
18 Cenarth Close, Pembroke Dock, Pembrokeshire, SA72 6EB

- **Detached Dormer Bungalow**
- **Three Double Bedrooms**
- **Edge Of Town Location**
- **Rear Garden**
- **Gas Central Heating**
- **Cul-De-Sac**
- **Conservatory**
- **Driveway Parking With Garage**
- **Ideal Family Home or Investment Opportunity**
- **EPC Rating: D**



Price £320,000

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A brilliant opportunity to acquire a detached three bedroom dormer bungalow, located on the outskirts of Pembroke Dock. Conveniently located within walking distance to a range of amenities the town centre has to offer, the property would make a great investment. With the added benefit of no onward chain, viewing is highly recommended!

Situated in a cul-de-sac position, the ground floor accommodation comprises; entrance porch and hallway, two reception rooms, a shower room, and a kitchen which overlooks the garden and also provides integral access into the garage. A conservatory boasting ample natural light flows off the dining room, and also offers access into the garden. The first floor provides ample storage on the landing, a family bathroom, and three double bedrooms with lovely views over the surrounding landscape. The property benefits from UPVC double glazing and gas central heating.

Externally, there is driveway parking for two cars, and a single garage providing additional secure parking or storage. A low maintenance lawn sits in front of the property with a beautiful blossom tree adding curb appeal. The rear offers an enclosed lawned garden and patio area. This space is ideal for outside seating, enjoying the sun and BBQ's in the summer.

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 proceed out of town following signs towards Pembroke Dock, passing the school on your right and heading down Ferry Lane. At the T junction where Ferry Lane meets the A477, turn left and take the 2nd exit off the roundabout up the hill toward the Cleddau Bridge. At the roundabout take the 1st exit and the immediately left onto Essex Road. Turn left shortly after onto Cenarth Close. The property will be straight ahead. What/Three/Words: ///dried.bolt.jeep

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

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