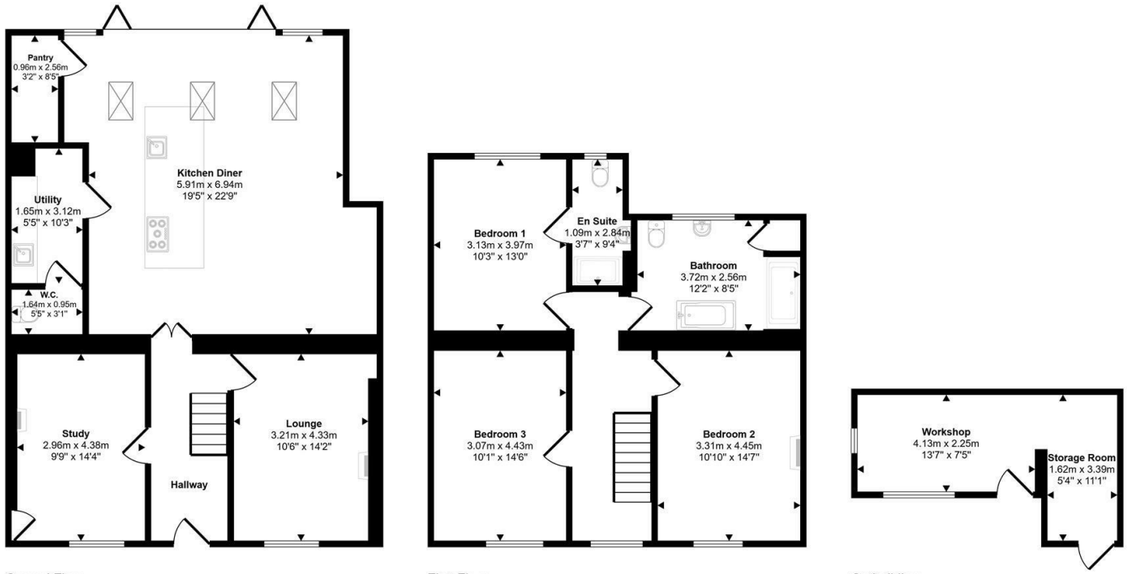
Approx Gross Internal Area
181 sq m / 1953 sq ft



Ground Floor
Approx 96 sq m / 1036 sq ft

First Floor
Approx 70 sq m / 751 sq ft

Outbuilding
Approx 15 sq m / 166 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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains drainage, Mains Gas
HEATING: Gas
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/07/25/OK

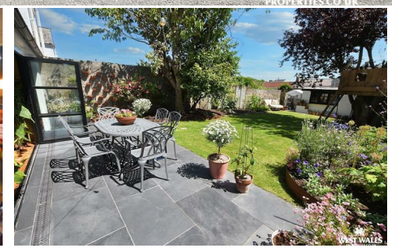
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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



Alpine House, 7 Mansel Street, Pembroke, Pembrokeshire, SA71 4ES

- Mid-Terrace Period House
- Beautifully Presented
- Living Room And Study
- Bi-Folding Doors To Garden
- Sought After Residential Area
- Grade II Listed
- Three Double Bedrooms (One-En-Suite)
- Exemplary Living Space
- Garden With Workshop
- EPC Exempt

Offers In Excess Of £290,000

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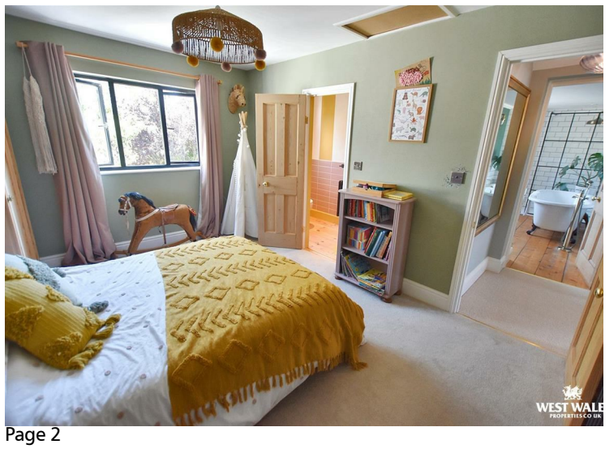
The Agent that goes the Extra Mile



Welcome to Alpine House, a truly unique and exceptionally presented property located in the popular residential area of Orange Gardens, Pembroke. This double fronted, Grade II listed town house dates back as far as 1862, and has been updated by it's current vendors to showcase its original charm while adding spectacular modern features. Accessed front he street through a beautiful tiled forecourt with iron railings, the layout of the property briefly comprises of an entrance hall, living room, study and a beautiful kitchen/family room with full scale bi-folding doors leading to the garden, a walk in pantry and an adjoining utility room with downstairs WC. On the first floor is an open landing space leading to three double bedrooms (one boasting an e-suite shower room) and a stylish family bathroom with a freestanding roll top bath and a separate double shower. The master bedroom retains a cast iron fireplace making a beautiful decorative feature, and there is a wood-burning stove in the living room providing warmth and comfort. The property is served by gas central heating, double glazing to the rear and sash windows to the front.

Externally, there is a beautifully tended garden to the rear which is laid to lawn and lined with mature plants and a secure walled boundary. A tree with bespoke treehouse offers a fantastic place for children to play, and a workshop to the rear offers great storage space or offers the potential for a hobby room, home office/gym, or even a garden room. A patio seating area off the kitchen area with bi-folding doors brings the outside in and is the perfect place to enjoy alfresco dining! There is the added bonus of a nearby garage, available at a separate negotiation to the vendors.

The superior attention to detail goes as far as patterned roof slates, making this an enviable family home! A must see!

Pembroke Town is located In the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.

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 Road/A4139. Continue to follow to A4139 for approx 0.3 miles, then turn left onto St Daniel's Hill/B4319. Take to next right onto South Road and continue to follow road for approx 0.2 miles. Turn right onto Mansel street and the property will be on the right hand side.
What/Three/Words:///outcasts.reforming.villager

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