

Approx Gross Internal Area  
275 sq m / 2959 sq ft



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 Drainage, Mains Electric, Mains Water

HEATING: Gas

TAX: D

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

SSG/ESL/05/25/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](mailto:pembroke@westwalesproperties.co.uk)

TELEPHONE: 01646 680006



## Islywn House, 30 London Road, Pembroke Dock, Pembrokeshire, SA72 6DT

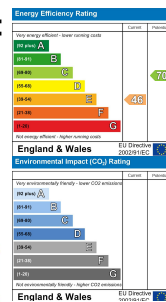
- Four-Storey Townhouse
- Ideal Investment

- Garden to Rear
- Development for HMO Potential
- Gas Central Heating

**Guide Price £130,000**

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

- To Modernise
- Planning Permission for Guesthouse (Ref: 22/0537/PA)
- Character Features
- Town Location
- EPC Rating: E

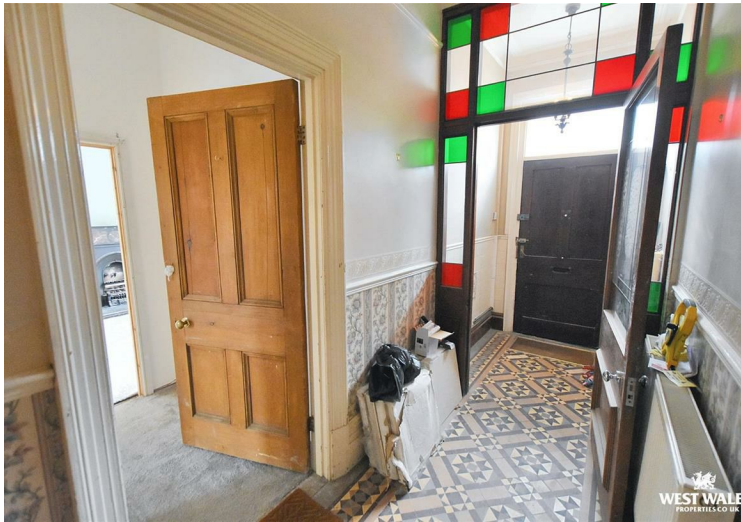


Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS

EMAIL: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk) TELEPHONE: 01646 680006

**The Agent that goes the Extra Mile**





### 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, passing Tesco on your left, and the property will be found shortly after on your right, opposite the turning to Gas Lane. What3Words: //obvious.heartburn.comically

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