

**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 Central

Approx 85 sq m / 1100 sq ft

First Floor  
Approx 85 sq m / 912 sq ft

Second Floor  
Approx 59 sq m / 634 sq ft

Third Floor  
Approx 29 sq m / 313 sq ft

This floorplan is 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 Make Snappy 360.

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

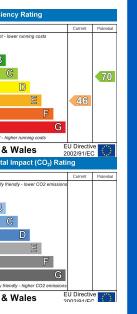
**Guide Price £130,000**

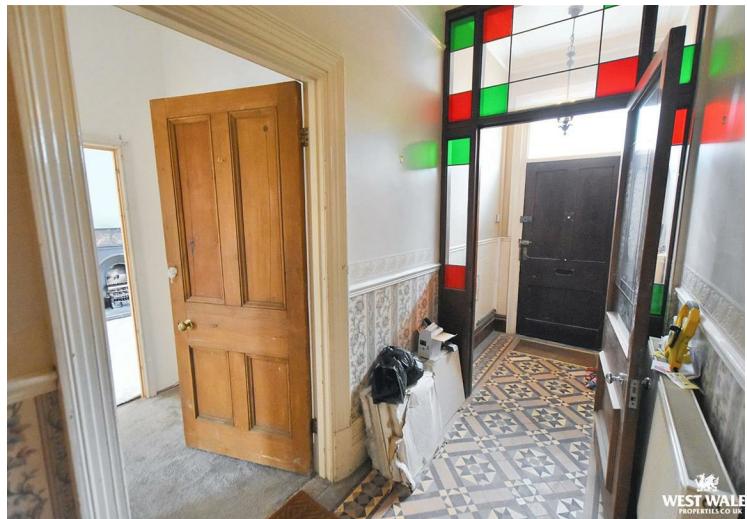
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***The Agent that goes the Extra Mile***





Situated in the heart of Pembroke Dock on London Road, this charming terraced townhouse presents an exceptional opportunity for those seeking a family home or a potential guesthouse/HMO. Boasting an impressive seven bedrooms, this property is perfect for larger families or those wishing to accommodate guests.

The property requires work to be completed, offering a great opportunity to put your own stamp on your home! There are three reception rooms, a modern kitchen diner and a bathroom on the ground floor, with the upper floors offering up to seven bedrooms in total with a bathroom incorporating a Jacuzzi bath and shower room.

The rear garden offers a courtyard with steps leading to the garden at the rear, ideal for enjoying sunny afternoons or hosting gatherings with family and friends. The central location means that you are never far from local amenities, including supermarkets, public transport links and surgeries, as well as the Irish ferry terminal to Rosslare.

Additionally, the property benefits from gas central heating. With planning permission already in place for conversion into a guesthouse, this property presents a fantastic investment opportunity for those looking to enter the hospitality market.

In summary, this terraced townhouse on London Road is not only an ideal family home but also a promising venture for those with an entrepreneurial spirit. With its generous living space, characterful features, and prime location, it is a property that should not be missed.

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.



## 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.