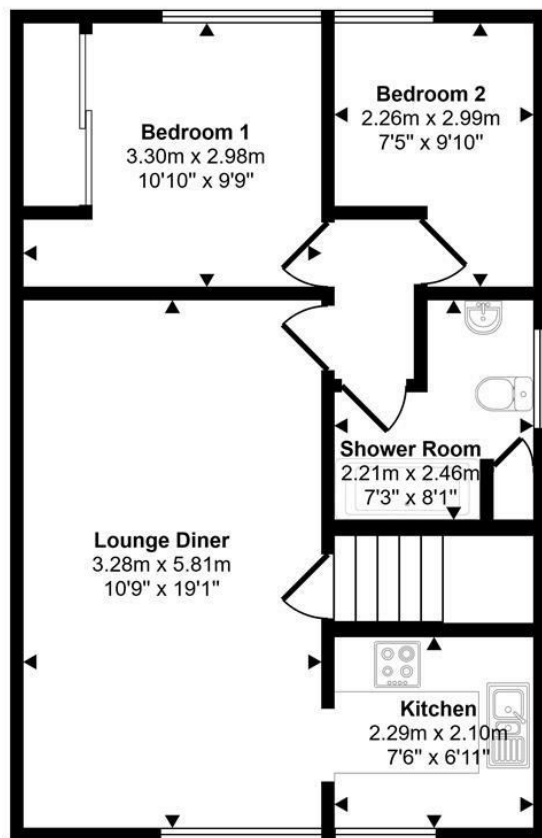


Approx Gross Internal Area  
51 sq m / 546 sq ft



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.

Agent Note: Some of the images were taken prior to the current tenant moving into the property.

VIEWING: By appointment only via the Agents.  
TENURE: Leasehold - 999 years from 1971. Ground Rent £314 Per Annum (increases in line with RPI every 21 years)  
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 A

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

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

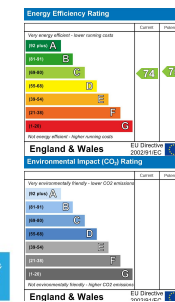


## 14 Woodbine Close, Pembroke, Pembrokeshire, SA71 4PP

- First Floor Apartment
- Close To Amenities
- Nearby Parking
- No Onward Chain
- Located On A No Through Road
- Two Bedrooms
- Gas Central Heating
- 999 Year Lease From 1971
- Excellent Investment/First Time Buy
- EPC Rating: C

**Offers In Excess Of £90,000**

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

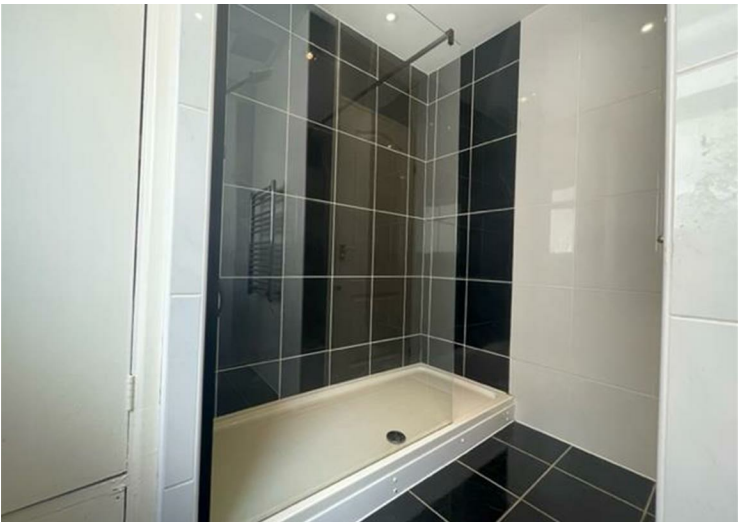


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**The Agent that goes the Extra Mile**







14 Woodbine Close is a first floor flat located on a no through road on the periphery of Pembroke town. The property is within easy access of amenities including surgeries, schools, shops and public transport links, as well as being just a short walk from the mill pond and Pembroke Castle.

Accessed through its own private entrance, a staircase leads up to the flat, the layout comprising of a living room, kitchen, two bedrooms and a shower room. The property is served by gas central heating and double glazing.

Externally, ample parking is available at the end of the lane, some 50 metres from your front door.

With the further appeal of a lengthy lease and no onward chain, this is a fantastic investment, second home or first time buy! Viewing is highly recommended!

Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including a dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices. The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.



### DIRECTIONS

From the Pembroke office proceed along the Main Street until you reach the mini roundabout at East End Square, and take the third turning onto Well Hill. Continue down this road and follow it all of the way along the bottom of town, turning up past the castle and then taking the left hand lane down the hill towards the Mill pond. Go over the bridge and up the hill the other side, taking the 1st right onto The Green. Turn right again immediately after, and follow the road onto Woodbine Way. Pass the terraces on your right, then you will find the turning to Woodbine Way shortly after on your right hand side. What3Words: ///foot.slumped.pumps

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