



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 B

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

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## 16 Station Road, Pembroke, Pembrokeshire, SA71 4AH

- Mid-Terrace House
- Two Double Bedrroms
- Finished To A High Standard
- 200ft Rear Garden
- Close To Town And Train Station
- Ideal FTB/Investment Opportunity
- Resident Permit Parking Available Nearby
- Downstairs Bathroom
- Gas Central Heating
- EPC Rating: D

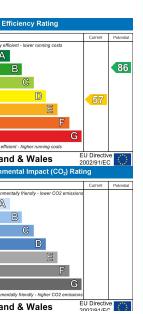
**Offers In Excess Of £170,000**

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





Situated in Pembroke town and just walking distance to amenities and the train station, 16 Station Road would make a great investment or an ideal property for first-time buyers. The property has been substantially updated by the current vendors, boasting a high standard of finish in a contemporary style.

The layout briefly comprises of an entrance hall kitchen, living room, dining room/sitting room with a feature glass lantern, and shower room on the ground floor. On the first floor are two comfortable double bedrooms. The property is served by double glazing with fitted blinds, and gas central heating, with a new boiler installed in November 2024.

Externally, there is resident permit parking available on application to the council to park in the train station car park nearby. To the rear of the property is a paved seating area and well tended lawned garden to the rear, showcasing a variety of shrubs and flowers, and offers space for outside dining. The rear garden measures an impressive 220ft in length in total!

A fantastic opportunity to get onto the property ladder, 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, cafes and grocery stores. The town also has amenities including post office, doctors and 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.



## DIRECTIONS

From the Pembroke office proceed up the Main Street until you reach East End roundabout. Take the second exit onto Station Road and go underneath the railway bridge, and the property is the second on the left hand side. What3Words://mailboxes.jacket.newest

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