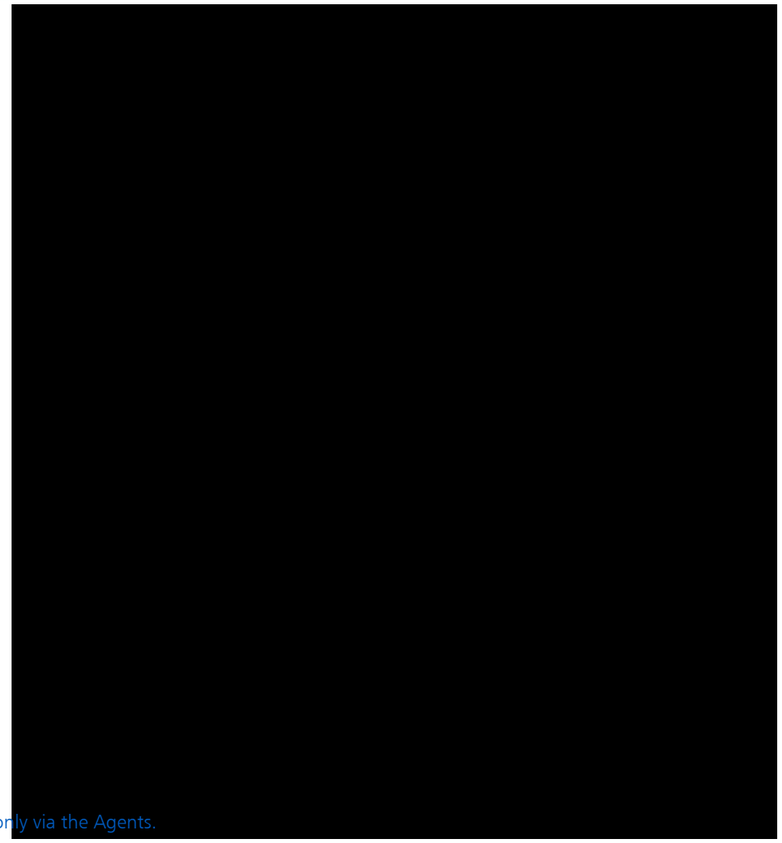

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Gas, Mains Drainage
Heating: Gas
TAX: Band B

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

HC/ESL/08/26/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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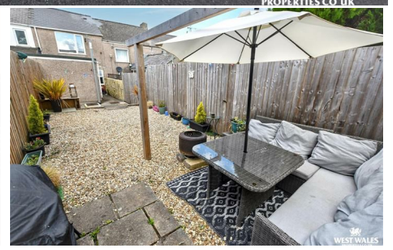
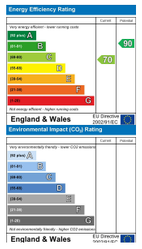
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



23 Clarence Street, Pembroke Dock, Pembrokeshire, SA72 6JP

- Mid Terrace House
- Two Double Bedrooms
- Low Maintenance Garden
- Downstairs Bathroom
- No Onward Chain
- Well Presented
- Garage To Rear
- Open Plan Kitchen/Diner
- Excellent First Time Buy/Investment
- EPC Rating: C



Offers In Excess Of £140,000

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

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The Agent that goes the Extra Mile

A well-presented mid-terrace home in a convenient town-centre location, offered for sale with no onward chain.

Ideally positioned close to the amenities of Pembroke Dock, with a convenience store and public transport links conveniently located at the end of the street, this attractive property represents an excellent opportunity for first-time buyers and investors alike.

The accommodation briefly comprises an entrance hall leading into a comfortable living room and an open-plan kitchen/diner, featuring a fitted kitchen and stairs to the first floor. To the rear is a useful porch with storage cupboard, together with a downstairs bathroom fitted with a bath and overhead shower.

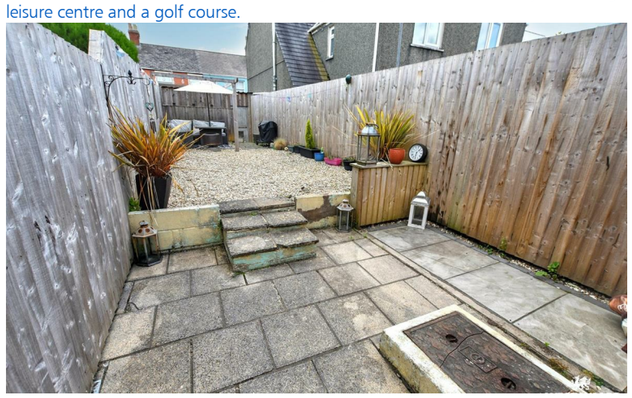
Upstairs, the landing provides access to two double bedrooms, including a master bedroom with double windows to the front and a further double bedroom overlooking the rear.

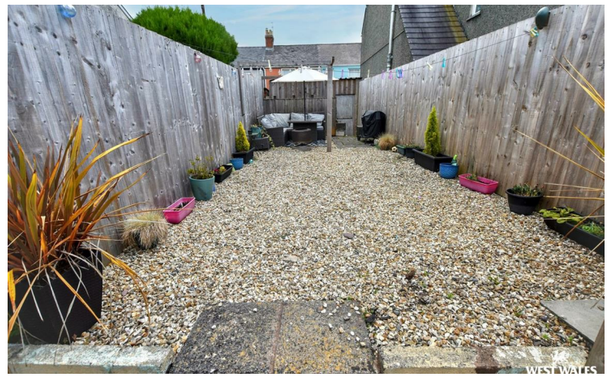
The property is presented in good decorative order and benefits from gas central heating and double glazing, allowing a purchaser to move in with minimal immediate updating required.

Externally, there is an enclosed rear courtyard with steps leading up to a garden laid to decorative stone, complemented by high boundary fencing. At the far end of the garden is a garage accessed from Wellington Street, providing valuable additional space for parking, storage or use as a workshop.

With its convenient location, practical accommodation, useful outside space and the significant benefit of no onward chain, 23 Clarence Street is an appealing opportunity for those seeking a well-located home or investment property in Pembroke Dock.

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 the Pembroke Office follow the signs towards Pembroke Dock, at the traffic lights continue straight on to Ferry Lane. Take the left turn onto Bush Street, continue straight over the mini roundabout. Take the last right turning by Albion Square on to Clarence Street and the property will be on your left. What3Words:///petted.onlookers.beads

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