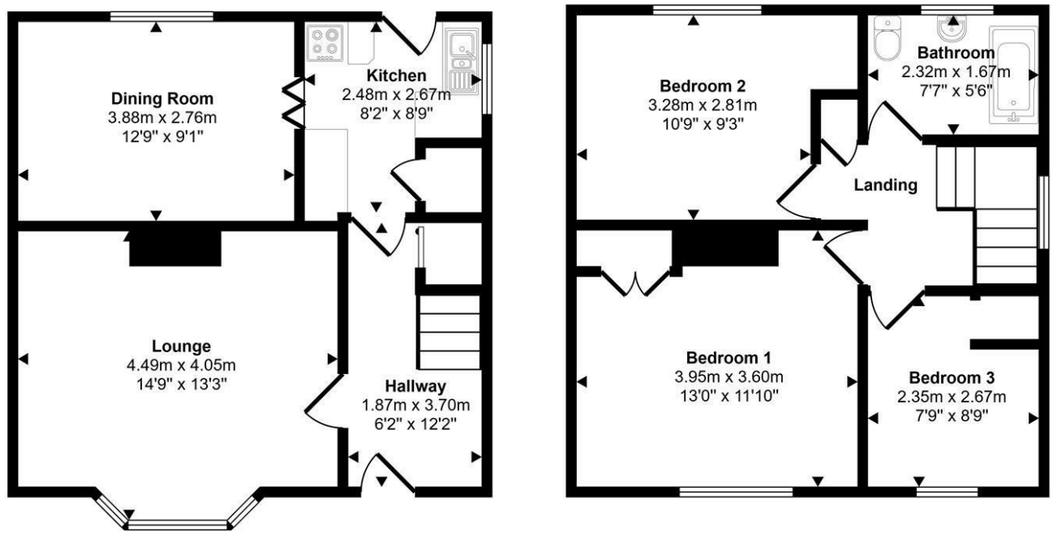
Approx Gross Internal Area
86 sq m / 927 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft

First Floor
Approx 43 sq m / 461 sq ft

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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C'
HEATING: Electric

ref: HC/ LLE/ AUG / 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

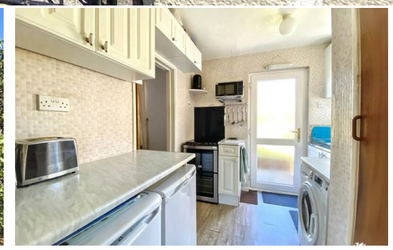
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



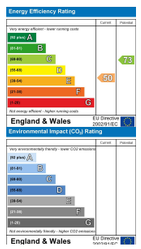






33 Woodbine Terrace, Pembroke, Pembrokeshire, SA71 4PL

- Semi-Detached House
- Edge Of Town Location
- Ideal First time Buy
- Rear Enclosed Garden
- Electric Heating
- Brilliant Investment Property
- Three Bedrooms
- Two Reception Rooms
- Driveway Parking
- EPC Rating: E



£160,000

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Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile



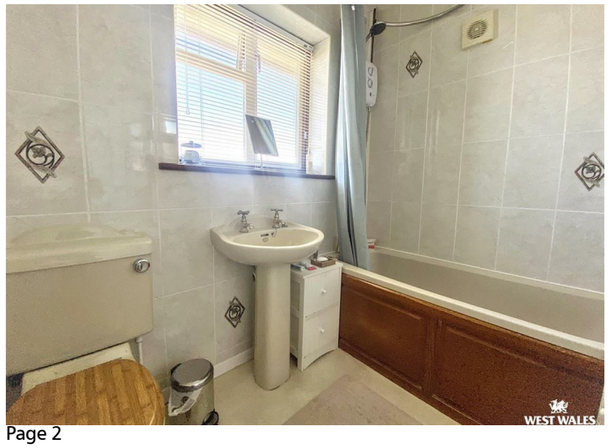














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A great opportunity to acquire a semi-detached house, situated on the edge of the historic town of Pembroke. This three-bedroom property is within easy walking distance of the town's array of shops, cafes, art galleries and everyday amenities. Offering fantastic potential throughout and presents an excellent opportunity for first-time buyers, and investors alike. Viewing is highly recommended to appreciate the location and potential this property has to offer.

The accommodation briefly comprises an entrance hallway with useful under stairs storage, a living room, and a kitchen with a pantry, which opens through to the dining room, creating a practical living space with access out to the rear garden. Upstairs, the landing leads to three bedrooms and a family bathroom.

Externally, the property benefits from driveway parking to the front, with ample on-street parking also available. To the rear is an enclosed garden, predominantly laid to lawn with a patio seating area, providing an ideal space for relaxing or entertaining during the warmer months. An outbuilding offers secure storage and also benefits from an outside W/C.

The property further benefits from UPVC double glazing and electric heating. With its convenient location, and exciting scope for improvement, this property would make a wonderful first home or investment purchase.

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 banks/building societies, 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 down Northgate Street and over the mill pond bridge, proceeding up the hill towards Pembroke Dock. Turn right towards The Green and then take the right-hand turn at the T-junction. Follow the road around the corner onto Woodbine Terrace, where the property will be found on the left hand side.
What/Three/Words:///oblige.declines.crockery

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

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