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Ty Newydd, Pembroke

SA71 4BL

Guide Price £295,000

**Ideal Opportunity to purchase a split level, detached property.
Currently two self contained apartments with views of the Mill Pond**

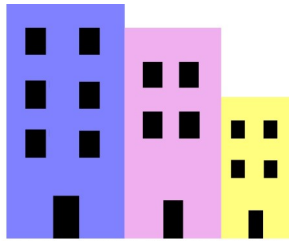
Email: info@pembrokeshireproperties.co.uk

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Registered office address :71 -75 Shelton Street, Covent Garden, London UK. WC2H 9JQ

Registration number:13486480





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PEMBROKESHIRE
PROPERTIES
ESTATE AGENTS



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- DETACHED
- FREEHOLD
- CURRENTLY SPLIT INTO APARTMENTS (3 BEDROOM & 2 BEDROOM)
- OUTSTANDING VIEWS OF THE MILL POND NATURE RESERVE
- IDEAL INVESTMENT OR HOME
- IN A DESIRABLE LOCATION
- LARGE GARDEN
- AMPLE DRIVEWAY TO FIT APPROX 5 VEHICLES

Tenure: We are advised the property is Freehold.

Description

TY Newydd based in the town of Pembroke a place you must visit in Pembrokeshire. Popular for its history, unusual antique and artisan shops with plenty of cafes to stop for a bite to eat. This makes this an ideal opportunity for those looking to invest in holiday or residential rental accommodation or those looking for a large home subject to necessary changes. The property is currently split into two levels, consisting of a three Bedroom apartment on the first and second floor and a two bedroom apartment on the ground floor. The property overlooks the nature reserve (mill pond) with no obstructions and has a substantial rear garden which really gives you that feeling of peace and tranquillity. Large two story workshop with huge possibilities previously used as dog grooming facility, would be ideal for those wanting to work from home. Ample Driveway that would house approx. 5 vehicles or a Motorhome or Caravan. Viewing is a must to appreciate what an opportunity this really is. The property was originally a forecourt with fuel tanks, below ground. The tanks have undergone the necessary environmental stipulations and have been foam filled with certification.

FIRST & SECOND FLOOR (Apartment 2)

ENTRANCE HALLWAY

Entry is gained through obscured part glazed front door, radiator, opening into the lounge and giving access to the front bedroom, bathroom & kitchen.

BEDROOM 1 10'3 x 9'10 (3.12m x 3.00m)

Double glazed window to front, carpet, radiator.

BATHROOM 10'4 x 5'11 (3.15m x 1.80m) Obscured double glazed window to front, wash hand basin, bath with electric shower over, low level flush WC, storage cupboard with shelving, radiator.

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LOUNGE (4.17m x 3.66m)

Open plan hallway / lounge gives a feeling of space and the Double glazed window to rear providing stunning views of the Mill Pond Nature Reserve, staircase leads to second floor attic rooms.

KITCHEN 12'4 x 9'10 (3.76m x 3.00m)

Directly opposite the living room, neutral kitchen with Double glazed window to rear aspect again with outstanding views over the Mill Pond Nature Reserve, fitted with a range of wall and base units with attractive worktop over incorporating sink and drainer, space and plumbing for washing machine and dryer, electric cooker stainless extractor over, cupboard housing wall-mounted Worcester gas combination boiler, tiled floor, radiator.

SECOND FLOOR LANDING Storage in eaves, doors to;

ATTIC ROOM 1 12'6 x 12'2 (3.81m x 3.71m)

these are attic room therefor the headroom is reduced to approximately 6'5 there is a skylight to rear which allows a natural light to fill the room, eaves storage, ceiling light, radiator.

ATTIC ROOM 2 12' x 8'5 (3.66m x 2.57m)

Once again these are attic room therefor the headroom is reduced to approximately 6'5 there is a skylight to rear which allows a natural light to fill the room, eaves storage, ceiling light.

GROUND FLOOR (Apartment 1)

ENTRANCE

Access to the ground floor flat is gained via the side access of the property through the ground floor sliding double glazed door.

KITCHEN 3.30m x 2.08m

With outstanding views overlooking the Mill Pond Nature Reserve and large private garden the double glazed sliding doors gives a bright and airy feeling, fitted with a range of wall and base units with worktops incorporating sink and drainer and plumbing for a washing machine, space for gas cooker (gas point), extractor fan, gas combination boiler, tiled floor, opening to inner hallway.

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INNER HALLWAY

The inner hallway leads you to the living room there is a continuation of tiled floor, radiator and doors giving access to the living room.

LOUNGE 3.66m x 3.02m

Double glazed patio doors open out to the rear garden again with views of the nature reserve, radiator, tiled floor.

BEDROOM 1 11'7 x 9'8 (3.53m x 2.95m) Double glazed windows to front, carpet, radiator.

BEDROOM 2 11'10 x 6'6 (3.61m x 1.98m) Double glazed window to front, carpet, radiator.

BATHROOM 7'2 x 5'7 (2.18m x 1.70m) Bath with electric shower over, low level flush WC, wash hand basin, towel rail, tiled walls, extractor.

EXTERNALLY

The property is situated directly off Holyland Road. To the front of the property is gated hard standing driveway area with adequate parking for approximately 5 cars, motorhome or caravan . To the left side of the property is a wooden 2 story workshop 13'05 x 7'05 and small decked area previously used for a dog grooming business huge potential for use but would make an ideal workshop for those wanting to work from home. To the left of the workshop is access to the rear of the property via a gated side entrances. To the right side of the property are steps leading down to a side passageway providing access to the rear garden. This property must be seen to appreciate the beautiful outlook and the external space and plot that the property sits in. The rear garden which is mostly laid to lawn with various shrubs and fruit trees.

SERVICES

We are advised all mains services are connected to the property.

EPC RATING—D

VIEWINGS

Strictly by appointment only with a member from Pembrokeshire Properties Estate Agents Ltd 01646 562387

GENERAL NOTE

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.

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