

**PEMBROKESHIRE
PROPERTIES**
ESTATE AGENTS

42 Park Street, Pembroke Dock

SA72 6BL

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk



42 Park Street, Pembroke Dock

Pembrokeshire SA72

Offers Over £130,000

**3 Bedroom Semi Detached Property with Parking & Large Garden located in Pembroke Dock. mod-
ernised throughout , located on quiet street with no through road .**

Email: info@pembrokeshireproperties.co.uk

Telephone: Landline: 01646 562387 Mobile : 07821282534

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

Registration number:13486480





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- Three Bedrooms
- Semi-Detached House
- Rear access
- Rear Driveway
- Enclosed Rear Garden
- No through road
- Modern Kitchen
- Tiled Modern Family Bathroom
- Double Glazed UPVC
- Mains Gas Central Heating

Tenure: We are advised the property is Freehold.

Information about the property

This Three-bedroom semi-detached property with off road parking makes an ideal first time buyer, family or investment opportunity. The property is located on a quiet no Through road (Upper Park Street) in Pembroke Dock, and has a large garden and separate driveway. There is plenty of room for a garage and possible potential to extend the property subject to consent and approval.

The property is situated within walking distance of schools, shops, Supermarkets etc. and benefits from mains gas central heating and double glazed UPVC windows & doors.

On entry to the property, you have a handy cloakroom with a glazed/ wooden door giving access to the spacious open plan living/ dining room decorated in neutral tones with a laminate oak effect flooring. The stairs are situated to the left hand side of the room and are behind a returning wall and are therefore not visible from the living room. To the right of this there is access to the modernised walnut kitchen with stainless appliances and tiled floor , a UPVC Glazed door gives access to the garden and the rear of the property . The large modernised family bathroom is located adjacent to the kitchen and has been tiled in a neutral décor and comprises of a full size bath with overhead shower, w/c and low level wash basin .

Upstairs you have three good size rooms ,two of which are double rooms and one that comfortably houses a single bed or potentially bunk beds but could equally make a great office space.

This property has been priced to sell and must be seen



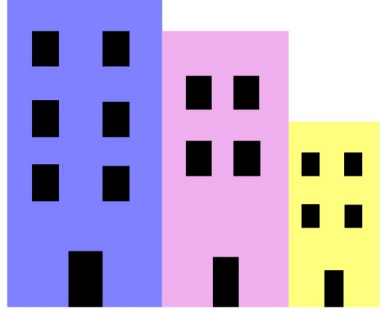
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Ground Floor

The UPVC front door opens into a porch with inner door to:

Living Room/ Diner - 14'11 X 14'1 maximum

Open Plan with enclosed stairs to first floor with doors to:

Kitchen/ Breakfast - 9'10 X 8'8 maximum

Modern fitted kitchen with electric oven, gas hob with stainless steel extractor hood over, stainless steel kitchen sink, plumbing & electrical connections for a washing machine / dishwasher, Tiled flooring . Part-glazed UPVC door and window to the rear garden and parking. Window to front of the property

Bathroom

Modern fittings including bath with shower over, vanity unit with wash hand basin and WC. Window to rear

First Floor

Bedroom One - 11'8 X 8' maximum

Bedroom Two - 14'1 X 10'8 maximum

Bedroom Three - 8'9 X 5'11 maximum

Outside

Rear patio area and concrete slab area with shed

Garden laid to lawn with path and steps leading to

Rear driveway with double wooden gates to the lane



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Externally

Garden

The rear Garden has a concrete patio area that currently houses two large garden shed with the largest part mainly laid to lawn and provides access via steps to the rear parking/ driveway.

Off Road Parking

The Off Road Parking area has room for two vehicles and is secured by double gates. It will easily accommodate a substantial garage while still leaving room for parking and is currently gravel hard standing .

Services

Mains Gas, Water, Electricity and Sewerage.

The Council Tax Band is B

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

EPC RATING—D

VIEWINGS

Strictly by appointment only with a member from Pembrookeshire 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. Floor plans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.

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Property Floorplan



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