



10 Church Street, Pembroke Dock,
Pembrokeshire, SA72 6AR

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk



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SA72

Offers in Excess of £130,000

**2 Bedroom Victorian Terraced Property with period features with Large Basement Room,
Large Garden, located on one way street in the heart of Pembroke Dock**

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

Business Address: 25 Hawkstone Road, Pembroke Dock, Pembrokeshire, SA72 6HN

Registration number: 13486480



- PERIOD TERRACED PROPERTY
- LOCATED ON ONE WAY STREET CLOSE TO TOWNS AMENITIES
- 2 BEDROOMS
- BASEMENT ROOM
- LARGE REAR GARDEN
- FREEHOLD

Tenure: We are advised the property is Freehold.

Information about the property

This Victorian 2-bedroom terraced period property 10 Church Street is located on a one-way street, in the heart of Pembroke Dock, Close to all the towns amenities.

The property comprises of generous sized rooms throughout. On the ground floor you have the Living room, second reception room and kitchen and then on the second floor, 2 bedrooms and a large family bathroom. There is also an exceptionally large basement room below the ground floor.

On entry through the front door and porch you are instantly welcomed by the lofty ceilings and the spacious hallway. Access is gained from this to both staircases leading to the second floor and the basement room. The first room on the left-hand side is the living room, a great sized room with the original alcoves with storage and a central fireplace, the room has a large, glazed window which floods the room with light making it a naturally bright room. On return to the hallway and towards the rear of the property you have the second reception room again a spacious and large room with rear glazed doors giving access to the rear of the property. At the very rear of the property on the first floor is the L shape kitchen with white fitted units and freestanding cooker and stainless-steel sink with drainer. The room has access to the rear garden through the UPVC glazed side door.

As you take the stairs downstairs to the basement, there is an exceptionally large open plan room that has immense potential.

Back to the first floor and up the stairs to the second floor is the great sized landing which the master bedroom, second bedroom and family bathroom is accessed. The family bathroom is exceptionally large with a full-size bath with walk in shower and low-level WC and wash hand basin.



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FIRST FLOOR

Entrance Hallway

Living room 4m x 3.3m

Access is gained from the ground floor entry through the first door on the left, a great sized family living room with many original features still existing, high ceiling with coving still intact, original alcoves with storage, central fireplace, glazed UPVC window to the front of the property, ceiling light, carpeted.

Reception Room Two 3.3m x 3.4m

This is the second room on your left situated directly behind the living room, access gained again from the hallway. This room is of good proportion currently used as a dining room but again could be utilised however you wish, there is access to the rear side of the property through its UPVC glazed doors which also give the room a bright natural light. Original coving and architrave, Ceiling light, neutral decoration, carpeted.



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Kitchen 4.3m x 2.9m

To the very rear of the property is the L shape kitchen with white fitted units and freestanding cooker, overlooking the rear garden is the washing up area with stainless steel sink with drainer and space for the washing machine. The room has access to the rear garden through the UPVC glazed side door.

SECOND FLOOR

Family Bathroom 3.5m x 3.4m

A well-proportioned family bathroom with a full-size bath, walk in shower, low-level WC and wash hand basin. Ceiling light, UPVC glazed window.

Bedroom One 3.5m x 3.1m

Overlooking the front of the property is master bedroom a fantastic sized double bedroom that could easily accommodate wardrobes and furniture. Ceiling Light Carpeted, UPVC glazed window.

Bedroom Two 3.4m x 2.1m

A single bedroom overlooking the front of the property, carpeted, UPVC glazed window.

Basement Room 5.4m x 3.3m

As you take the stairs downstairs to the basement, there is an exceptionally large open plan room with immense potential. Carpeted, ceiling light, glazed window.



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Externally

The rear garden is a long garden mainly to lawn making it low maintenance but with potential to landscape if desired, there is a decked area for lounging or entertaining and to the rear of the garden are two storage sheds.

*Please note the property currently has a tenant in situ but the property is being sold with vacant possession *

SERVICES

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

EPC RATING—E

COUNCIL TAX BAND—B

VIEWINGS

Strictly by appointment only with a member from Pembrokeshire Properties Estate Agents Ltd 01646 562387, Viewings will require 72hrs notice.

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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Property Floorplan



Rooms sizes are approximate and should not be relied on

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