



View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised Freehold

Tax: Band E

HC/NNQ/03/21/OK/ESR

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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.

**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

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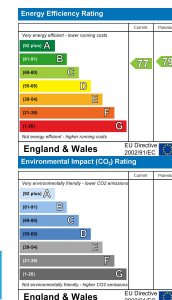


## 26 Rocky Park, Pembroke, Pembrokeshire, SA71 4NY

- Terraced House
- Set Over Three Floors
- Floor To Ceiling Windows with Beautiful Views
- Walking Distance To Town
- Courtyard To The Rear
- Well Presented
- Views Of Pembroke Castle
- Off Road Parking
- Cul-De-Sac Location
- EPC Rating C

**Price £270,000**

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**The Agent that goes the Extra Mile**





Virtual Viewing Available

26 Rocky Park is a four-bedroom terraced house, set over three floors, with views of the millpond and Pembroke's historic 13th-century castle.

Briefly, the property comprises: Entrance Hall, Fourth Bedroom/Office, Kitchen Diner, Lounge, Bedroom with En-suite Shower Room, Two Further Bedrooms and a Family Bathroom.

A spacious kitchen/diner offers a comprehensive range of fitted appliances and benefits from plenty of dining space, ideal for large families. The first-floor living room benefits from patio doors to the balcony with beautiful views of Pembroke castle, whilst bedroom three on the same level benefits from an en-suite shower room. bedroom one boasts double-width windows which maximize the view, and the family bathroom benefits from a bath with Jacuzzi settings. A further double bedroom (bedroom two) on the second floor completes the accommodation.

The property is served by gas central heating and double glazing.

Externally the property has off-road parking to the front with two allocated parking spaces, to the rear there is a low maintenance courtyard with fabulous views.

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. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices. The nearest beach to Pembroke town is in Freshwater East Bay approximately 3 miles away, with its white sandy beach that remains dog-friendly all year round.

#### Kitchen/Diner

15'11" x 16'11" (4.87m x 5.18m)

#### Bedroom One

12'3" x 7'11" (3.74m x 2.43m)

#### Bedroom Three

7'11" x 12'11" (2.43m x 3.96m)

#### Lounge

13'11" x 15'11" (4.26m x 4.87m)

#### En Suite

1'11" x 9'1" (0.60m x 2.77m)

#### Bathroom

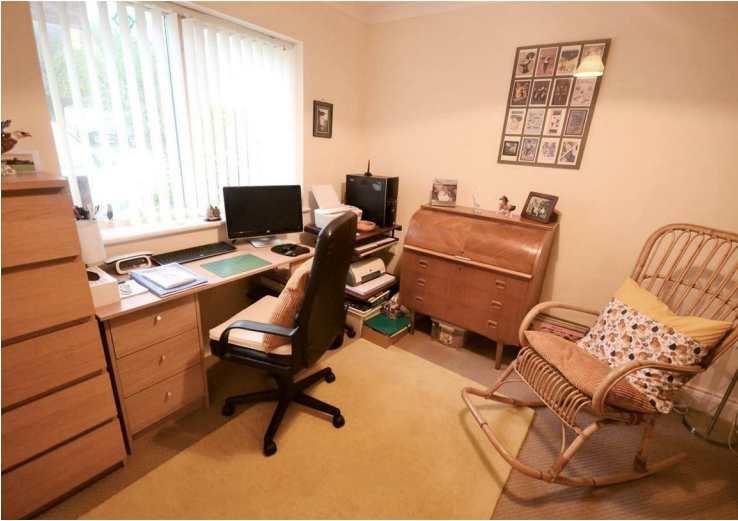
7'11" x 5'11" (2.43m x 1.82m)

#### Bedroom Four/Study

7'11" x 8'11" (2.43m x 2.74m)

#### Bedroom Two

11'11" x 8'11" (3.65m x 2.74m)



#### DIRECTIONS

From the Pembroke, office proceed out of town in the direction of Pembroke Dock, following on from the mill pond bridge and up the hill. Pass the petrol station on the left and turn left immediately after. Follow the road down through Castle View, which leads into Rocky Park. Take the right-hand turn signposted towards number 26 and the property will be found on the left-hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.