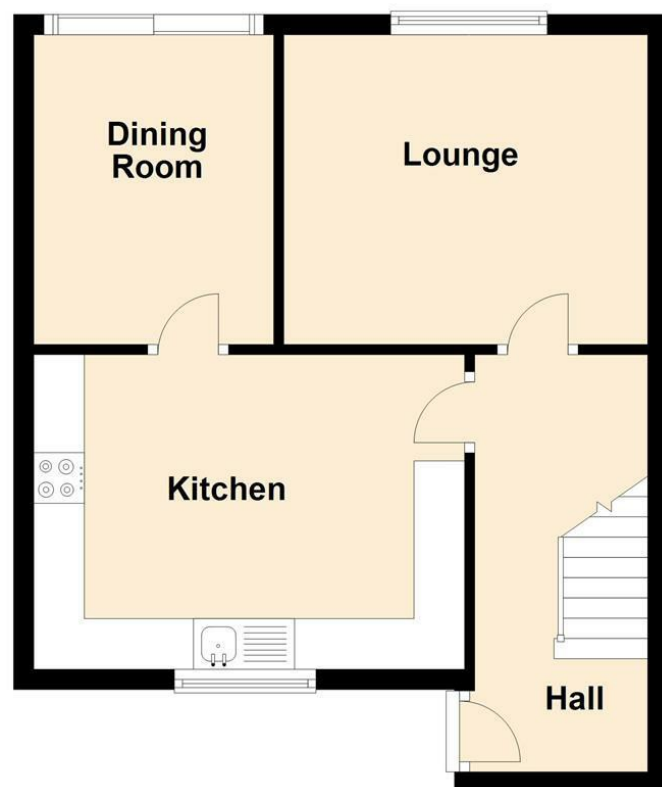
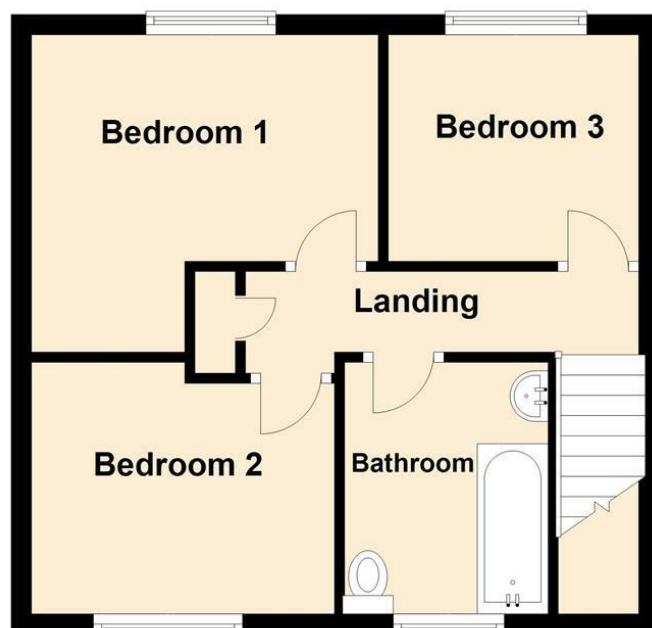


Ground Floor



First Floor

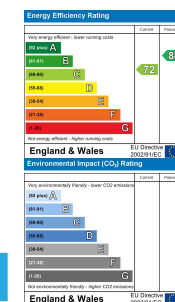


16 Kavanagh Court, Pembroke Dock, Pembs, SA72 6LZ

- Mid Terrace House
- Front & Rear Garden
- Double glazing
- No onward chain
- Walking Distance to Local School
- Three Bedrooms
- Two Reception Rooms
- Investment Opportunity
- Walking Distance of Town
- EPC Rating TBC

Offers In Excess Of £100,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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: A

AGENTS NOTES: Please Note: It is intended to sell the property with a tenant in situ.
We would respectfully ask you to call our office before you view this property internally or externally

ADR/QAJ/03/21/TOK - SSG
Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate.

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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The Agent that goes the Extra Mile



****VIRTUAL VIEWING AVAILABLE****
An ideal investment opportunity to purchase a mid-terrace house located on the edge of Pembroke Dock town and within walking distance to local shops and school. The layout of the property briefly comprises; Entrance Hall, Lounge, Kitchen and Dining Room on the ground floor and Three Bedrooms and a Family Bathroom on the first floor.

Externally the property offers enclosed front and rear gardens which are mostly laid to lawn. The property benefits from UPVC double glazing, gas central heating. Viewing is highly recommended.

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.

Lounge

12'6" x 11'2" (3.82 x 3.41)

Kitchen

9'1" x 10'10" (2.77 x 3.31)

Dining Room

10'11" x 7'4" (3.33 x 2.25)

Bedroom One

12'3" x 8'9" (3.74 x 2.67)

Bedroom Two

12'6" x 11'0" max (3.82 x 3.36 max)

Bedroom Three

9'7" x 7'4" (2.94 x 2.25)

Bathroom

4'6" x 7'6" (1.39 x 2.29)



DIRECTIONS

DIRECTIONS: From the Pembroke Office head out of town towards Pembroke Dock, going up Bush Hill and down Ferry Lane. Turn left onto Bush Street and take the second right on to Kavanagh Court. The property will be found on the right hand side.

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