15 (Plot 40) Ocean Way, Pennar, Pembroke Dock SA72 6RA

Asking price £80,000

Freehold Building Plot With Planning Consent
Footings Are In Place (80ft Depth x 50ft Wide Approx)
Southerly Waterway Views, Services Located Close To Plot
Consent For 4 Bedroom Detached House With Garage
DESCRIPTION
OF INTEREST TO DEVELOPERS AND BUILDERS.
Building plot (80ft Depth (24m) x 50ft Wide (15m) approximately. Gently sloping with views towards the Pembroke River and countryside beyond. Planning consent exists for a single detached 4 bedroom dwelling. Consent has been approved under Planning Application No. 12/0979/PA. The build is at footings stage and has the benefit of a static caravan on site for anyone wishing to live on site during the build. Mains services are located within road that abuts the plot.

THE PLOT
Gently sloping with views towards the Pembroke River and countryside beyond.

PLANNING
Planning consent exists for a single detached four bedroom dwelling. Planning Application Number 12/0979/PA.

SERVICES
Serviced road abuts plot. Any interested parties are to make their own enquires with regards to the cost of connection to these services. The static on site will form part of the sale.

THE PROPERTY
Detached Four Bedroom House

GROUND FLOOR
Accommodation as listed below

HALL
Stairs to landing.

CLOAKS ROOM

LOUNGE
Double doors to rear aspect

DINING ROOM
Window to rear aspect

STUDY/BEDROOM 4
Window to front aspect

KITCHEN/BREAKFAST ROOM
Windows to rear and side aspects.

UTILITY ROOM
Window and door to side aspect.

FIRST FLOOR
MASTER BEDROOM
Window to rear aspect, door to:-

DRESSING ROOM

EN-SUITE
Window to side aspect

BEDROOM 2
Window to rear aspect, cupboard.

BEDROOM 3
Window to rear aspect.

FAMILY BATHROOM
Window to front aspect.

FAMILY ROOM
Sky lights plus window to front aspect.

GARAGE
Main door plus door to side, windows to front and side aspects.

VIEWING
By appointment with the selling Agents on 01646 685577 or e-mail pembroke@johnfrancis.co.uk

OUR OFFICE HOURS
Monday to Friday 9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER
Follow us on twitter @JohnFrancisPem or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE
We are advised that the property is Freehold

GENERAL NOTE
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS
From our Pembroke office, proceed through main street on the one way system all the way until you come out at the mill pond, continue along bush hill until you reach the crossroads, take the left hand turn and carry on along this road passing the shool on your left and through high street, at the end of the road take the next left hand turn into Treowen road, follow this road all the ways along through Pennar until you reach the first roundabout, go straight over and continue along to Pennar point, at the roundabout take the second exit , and follow the road, then take the first right hand turn were the plot will be found.
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