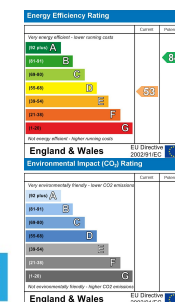




**The Old Telephone Exchange Commons Road, Pembroke, Pembrokeshire, SA71 4JA**

- Detached Cottage
- Open Plan Layout
- Beautiful Garden
- Town Centre Location
- Very Well Presented

- Two Bedrooms
- Modern Kitchen And Shower Room
- Pedestrian Rear Access
- No Onward chain
- EPC Rating: E



**Offers In Excess Of £180,000**

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 B

HC/ESR/09/20/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



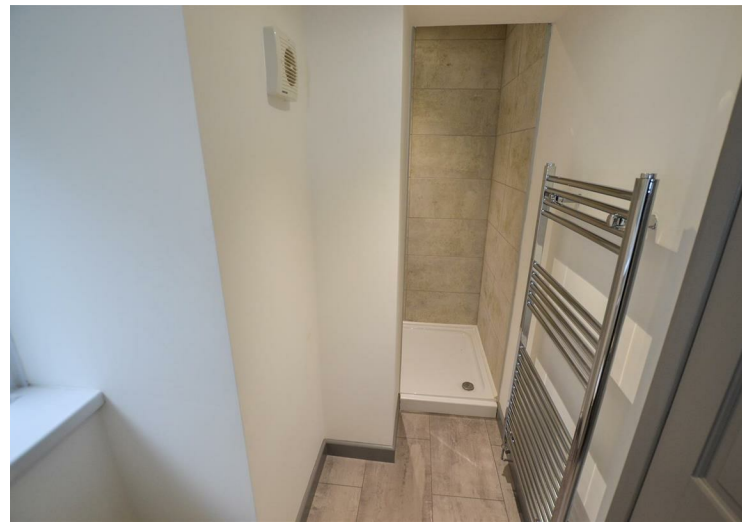


**\*\*VIRTUAL VIEWING AVAILABLE\*\***

The Old Telephone Exchange is a real hidden gem, located just off the Main Street in Pembroke. This detached cottage has been lovingly updated by the current vendors, and briefly comprises an Entrance Hall, Lounge with Study/Dining Area, Shower Room, and Two Double Bedrooms. Externally, the property sits within its own grounds which is mostly laid to lawn with decorative gravel seating areas. Elevated decking leads off from the French Doors in the lounge, enjoying a Southern aspect and views across to St Daniels Hill. Rear pedestrian access leads down to The Commons, where parking is available on application of a permit from the council. The property boasts a neutral decoration and modern kitchen and shower room.

This would make a truly fantastic holiday/second home or family home, with the added benefits of no onward chain. A must see!

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.



**Lounge**

11'8" x 10'2" (3.57m x 3.10m)

**Kitchen**

6'4" x 10'1" (1.95m x 3.08m)

**Bedroom One**

18'7" x 10'2" (5.67m x 3.10m)

**Bedroom Two**

13'8" x 13'8" (4.17m x 4.18m)

**Shower Room**

4'4" x 11'1" (1.33m x 3.40m)



**DIRECTIONS**

From the Pembroke Office proceed up the Main Street on foot until you see the post office on your right-hand side. Walk behind the post office and you will see a gate in front of you, which is the entrance to the old Telephone Exchange.

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