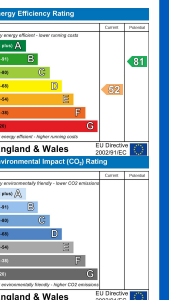


3 Beach Road, Llanreath, Pembroke Dock, Pembrokeshire, SA72 6TP

- Mid terrace
- Lounge/diner
- Stunning Water Views
- Double glazing
- Beautifully Presented
- 3 Bedrooms
- Tiered garden to rear
- Close To Amenities
- Three stories
- EPC Rating E

Offers In Excess Of £135,000

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 TELEPHONE: 01646 680006

The Agent that goes the Extra Mile



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/QAJ/10/20/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.

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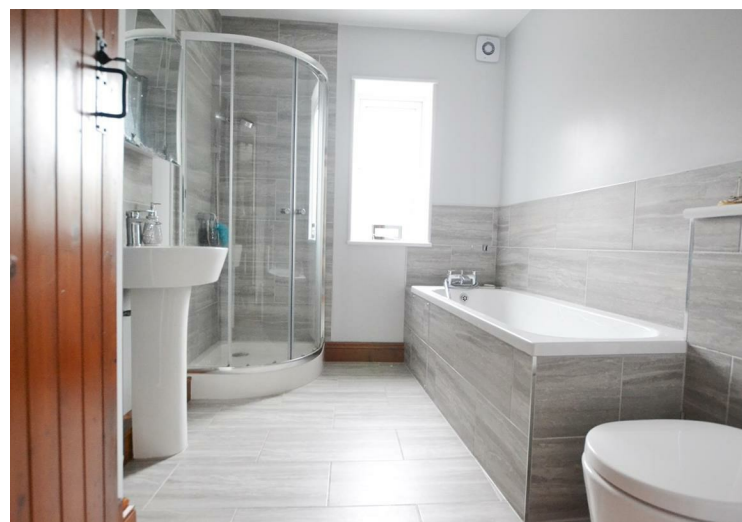
TELEPHONE: 01646 680006



*** VIRTUAL VIEWING VIDEO AVAILABLE ***

A beautifully presented mid-terrace house located in the sought location of Llanreath, in the periphery of Pembroke Dock town, close to a number of local schools and walking distance to South pems golf club, also a beautiful woodland walk which overlooks the haven. The property has been renovated to a high standard by the current vendors, the layout briefly comprising: entrance hall, steps leading to lounge, kitchen, dining room, utility room, bathroom, three bedrooms. Externally, an elevated decked seating area, with steps leading down to a tiered lawn garden. Beautiful views of the haven and woodland. The property benefits from UPVC double glazing, gas central heating.. A must see!

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.



Kitchen
7'10" x 10'2" (2.4 x 3.1)

Bedroom 2
9'6" x 12'9" (2.9 x 3.9)

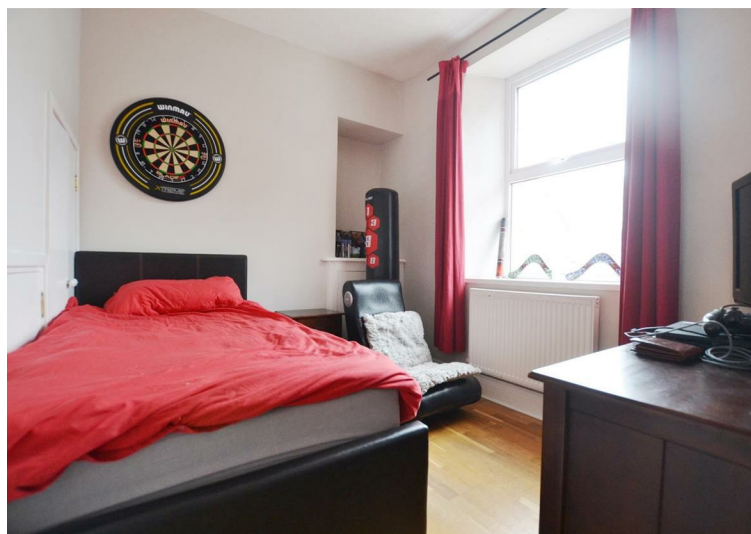
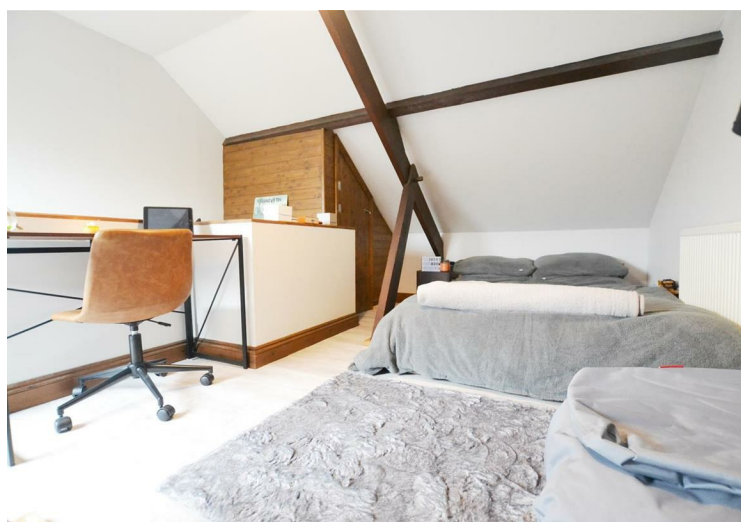
Lounge/Diner
22'11" x 12'9" (7.0 x 3.9)

Bedroom 3
12'1" x 17'0" max (3.7 x 5.2 max)

Utility Room
2'7" x 9'2" (0.8 x 2.8)

Bathroom
9'2" x 6'10" (2.8 x 2.1)

Bedroom 1
9'2" x 9'2" (2.8 x 2.8)



DIRECTIONS

From our office in Pembroke proceed up Bush Hill in the direction of Pembroke Dock and continue along until you reach the top of Ferry Lane. Turn left at the traffic lights, passing the entrance to Pembroke School and continue until you reach the T Junction at the end. Turn right and follow the road round, bearing left at the fork on Victoria Road. Follow this road all of the way into Llanreath, taking the road round to the right onto Beach Road. Proceed down the hill and the property will be found on the left hand side.

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