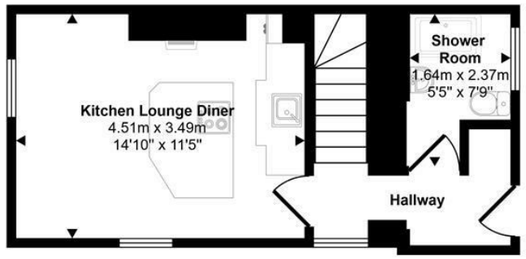
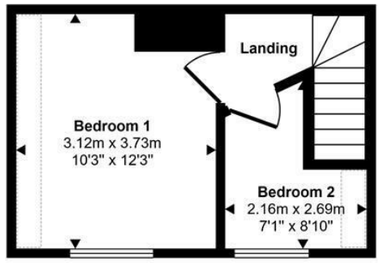
Approx Gross Internal Area
48 sq m / 515 sq ft




Ground Floor
Approx 28 sq m / 299 sq ft




First Floor
Approx 20 sq m / 216 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band B

We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/03/26/OK

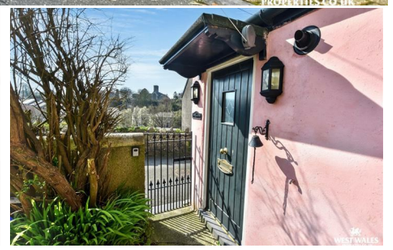
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

*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

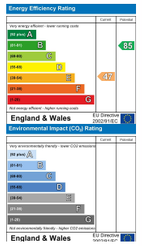


01646 680006
www.westwalesproperties.co.uk



# Sunny Hill Cottage The Parade, Pembroke, Pembrokeshire, SA71 4LD

- FOR SALE BY MODERN AUCTION
- Steeped In History
- Two Bedrooms
- Downstairs Shower Room
- Court Yard
- Cottage with Direct Views Of The Castle
- Original Features
- Open Plan Living Space
- Open Fire
- EPC Rating: E




## Guide Price £105,000

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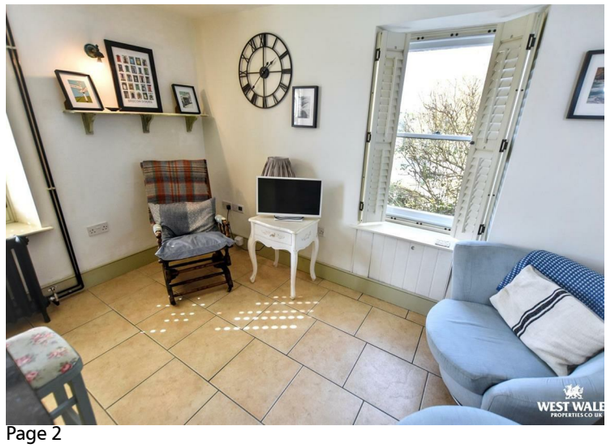
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

***The Agent that goes the Extra Mile***



For Sale By Modern Method Of Auction

An incredibly rare opportunity to acquire an end-terrace character cottage located in the heart of the town, directly opposite historic Pembroke Castle. The property enjoys views of the castle and pond and retains many original features including open fireplaces and exposed beams.

The interior of the property has an open-plan living space featuring an island unit with a single oven, induction hob, and integrated fridge. To add to the charm is a lovely gas fire, in the open fireplace. The cottage has central heating with a gas-fired boiler. Upstairs has 2 bedrooms with exposed beams and views of the commons and church.

Externally, the property benefits from court yard

Sure to attract investment buyers, due to its holiday letting potential and proximity to a variety of shops, caf☕s and bars. This quaint pocket of history is not to be missed!

Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including a 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.

For further information on the auction process please use link below

https://www.iamsold.co.uk/property/2e8a6e1eac884821af4252fdab0f6382/?search_id=ea1cddae96dc4bd8b9099c32c8561a48

## AUCTION TERMS

## DIRECTIONS

From our Pembroke Office, turn left towards the Castle, head down Westgate Hill and turn left onto The Parade, the property is immediately on your left. What3Words: ///fallen.motel.shelving

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