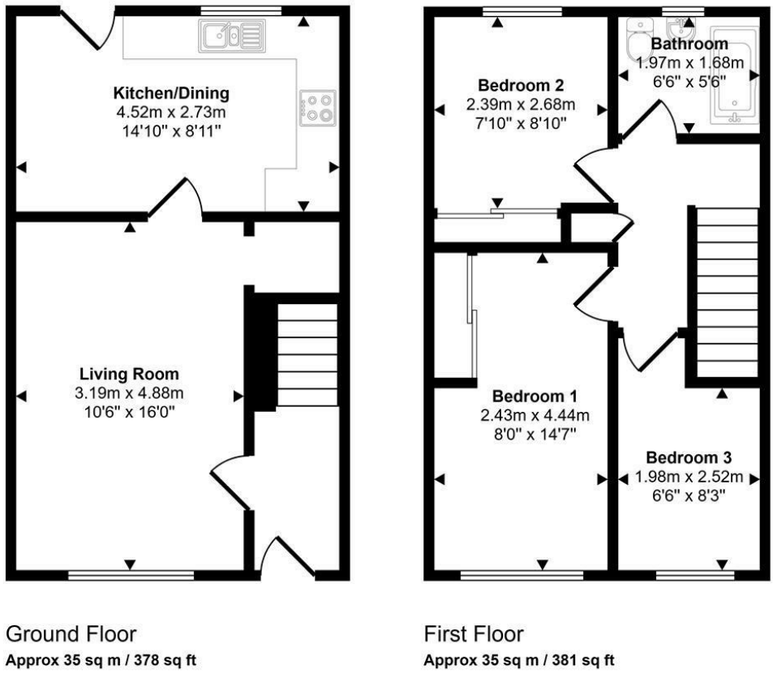
Approx Gross Internal Area
71 sq m / 759 sq ft



Ground Floor
Approx 35 sq m / 378 sq ft

First Floor
Approx 35 sq m / 381 sq ft

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 Drainage, Mains Electric, Mains Water
HEATING: Gas
TAX: Band B

EJL/CCL/10/26/OK EJL

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

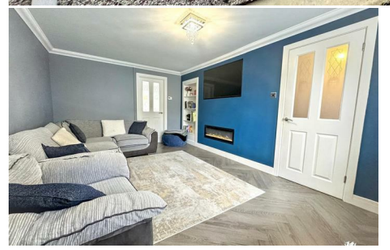
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

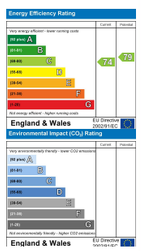
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



7 Hamilton Close, Pennar, Pembroke Dock, Pembrokeshire, SA72 6RW

- Mid Terrace
- Sought After Cul-de-sac
- Enclosed Rear Garden
- Close to Amenities
- Gas Central Heating
- Three Bedrooms
- Modern Living Space
- Allocated Parking
- UPVC Double Glazing
- EPC C



Offers In Excess Of £120,000

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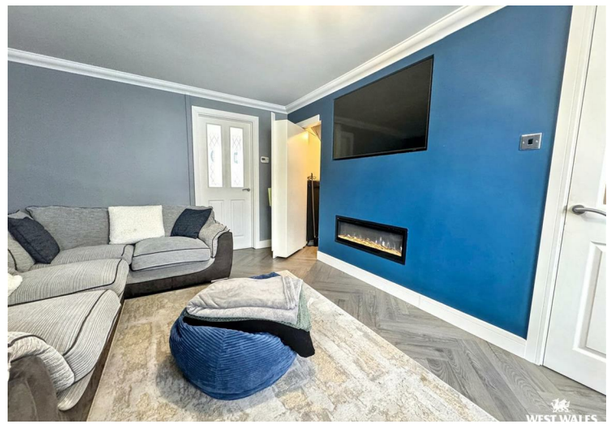
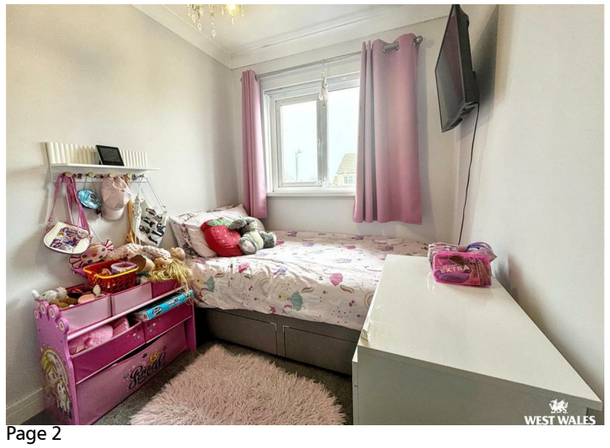
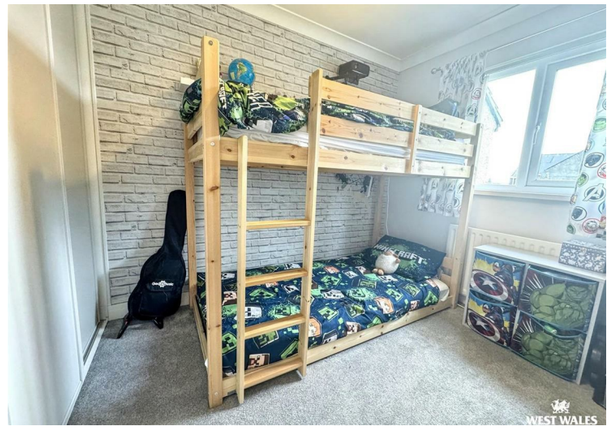
The Agent that goes the Extra Mile







A well-presented mid-terrace property situated in a popular residential cul-de-sac in Pennar, on the outskirts of Pembroke Dock town. The accommodation briefly comprises an entrance hall, lounge, kitchen/diner, bathroom and three bedrooms.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn, with a decked patio area and garden shed, providing an ideal space for outdoor relaxation.

Further benefits include uPVC double glazing, gas central heating and an allocated parking space to the front of the property.

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.

See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.

DIRECTIONS

From Main Street, head north through Pembroke town centre, following signs for Pembroke Dock / A477. Continue straight onto Pembroke Road / London Road (A477) heading toward Pembroke Dock. Proceed along London Road — you'll pass through the main approach into Pembroke Dock. At the roundabout near the town centre, take the 2nd exit continuing toward Pennar / Llanion. Turn right onto Pennar Road (signposted Pennar). After about 0.3 miles, turn left into Hamilton Close. 7 Hamilton Close is on your left-hand side. What3Words: ///mammoth.shepherds.flasks

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