

TELEPHONE: 01646 680006



Energy Efficiency Rating

Energy efficient - lower running costs

Rating	Current	Potential
100% (A)	71	78
90% (B)		
80% (C)		
70% (D)		
60% (E)		
50% (F)		
40% (G)		

Energy efficient - higher running costs

Rating	Current	Potential
100% (A)		
90% (B)		
80% (C)		
70% (D)		
60% (E)		
50% (F)		
40% (G)		

England & Wales

EU Directive 2002/91/EC

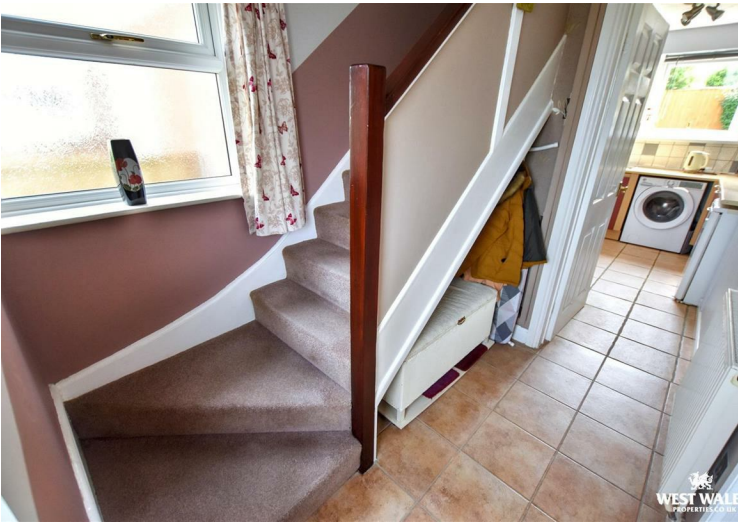
Environmental Impact (CO₂) Rating

Rating	Current	Potential
100% (A)		
90% (B)		
80% (C)		
70% (D)		
60% (E)		
50% (F)		
40% (G)		

England & Wales

EU Directive 2002/91/EC





Welcome to 17 Montgomery Close, a well maintained semi-detached house located away from the roadside in a residential area. The property boasts views of the surrounding countryside with glimpses of the Cleddau Estuary, This is a fantastic prospect for someone looking to step onto the property ladder or for an investor to add to a buy to let portfolio.

The layout of the property briefly comprises of an entrance hall leading through to an open plan lounge/diner, a lovely sun room overlooking the garden and a kitchen equipped with a handy pantry. There is passageway which gives access to the rear garden from the front, and has space for utilities. On the first floor there are two well appointed bedrooms, the master is served with mirrored fitted wardrobes, and a family bathroom. The property is in a good decorative order, served by gas central heating and double glazing.

Externally, the property is accessed along a pedestrian footpath from a parking area, and has a gated courtyard to the front which is laid to decorative stone for easy maintenance. To the rear is a beautifully tended garden, laid to lawn with a patio seating area and space for a greenhouse and shed.

Viewing is highly recommended!

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.



DIRECTIONS

From the Pembroke office head through the traffic lights on the way to Monkton, follow the road round and proceed along Angle Road until you see the turning to Long Mains on your right. Turn down here and then take the first right into Montgomery Close. The property will be found along the footpath at the end of the communal parking area.
Whate3Words:///punch.crunched.perusing

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