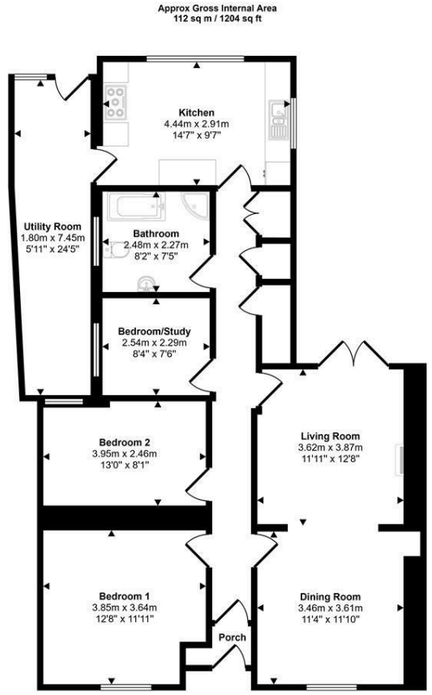


Floorplan

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
HEATING: Gas
TAX: Band E
What3words: ///tokens.trump.petrified

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

HC/CC/28/08/26/DRAFT

FACEBOOK & TWITTER
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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

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01646 680006
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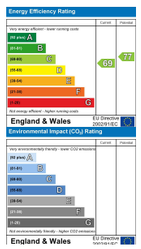






4 Kingsbridge Cottages, Holyland Road, Pembroke, Pembrokeshire, SA71 4BD

- Terraced Cottage
- Three Bedrooms
- Convenient Location
- Bathroom with Shower
- EPC: C
- Generous Rear Garden
- Open Plan Living/Dining
- Gas Central Heating
- Close to Amenities



Price £220,000

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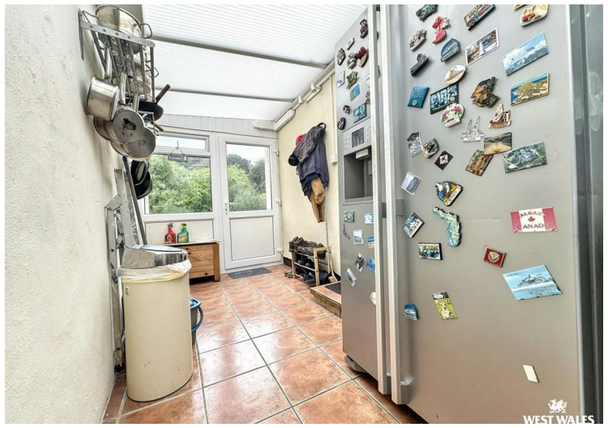




















Situated on the outskirts of Pembroke, this charming terraced cottage offers well-planned accommodation, making it an ideal home for those seeking a comfortable property with generous outdoor space.

The accommodation is thoughtfully arranged, with an entrance hallway providing convenient access to all principal rooms. The open-plan lounge and dining room is a welcoming space, featuring French doors that open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living areas. The adjoining kitchen provides a practical and pleasant space for everyday living.

There are two well-proportioned main bedrooms, together with a third bedroom that is currently utilised as a home office, providing flexibility to suit a variety of needs.

One of the property's most appealing features is the exceptional rear garden, extending to approximately 130 feet. A paved patio leads onto an extensive lawn, beautifully established with a wealth of mature trees, shrubs and productive apple trees. The garden continues down towards a stream, with woodland beyond, creating a peaceful and private setting that is rarely found with properties of this type.

Overall, this delightful cottage combines comfortable and versatile accommodation with a truly impressive garden, making it an appealing home both inside and out.

Located on Holyland Road on the edge of Pembroke, the property enjoys the very best of both worlds — close enough to the town centre and its full range of amenities, yet peacefully set back from the bustle with wonderful natural surroundings right on the doorstep.
With easy access to the historic town centre, stunning Pembrokeshire coastline and excellent transport links, this is a truly delightful home in a highly desirable location.



DIRECTIONS

From our office at Main Street, Pembroke, head towards the town centre. Take the first exit off the roundabout, continue for approximately ¼ mile along Holyland Road — Kingsbridge Cottages will appear on your left-hand side.

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