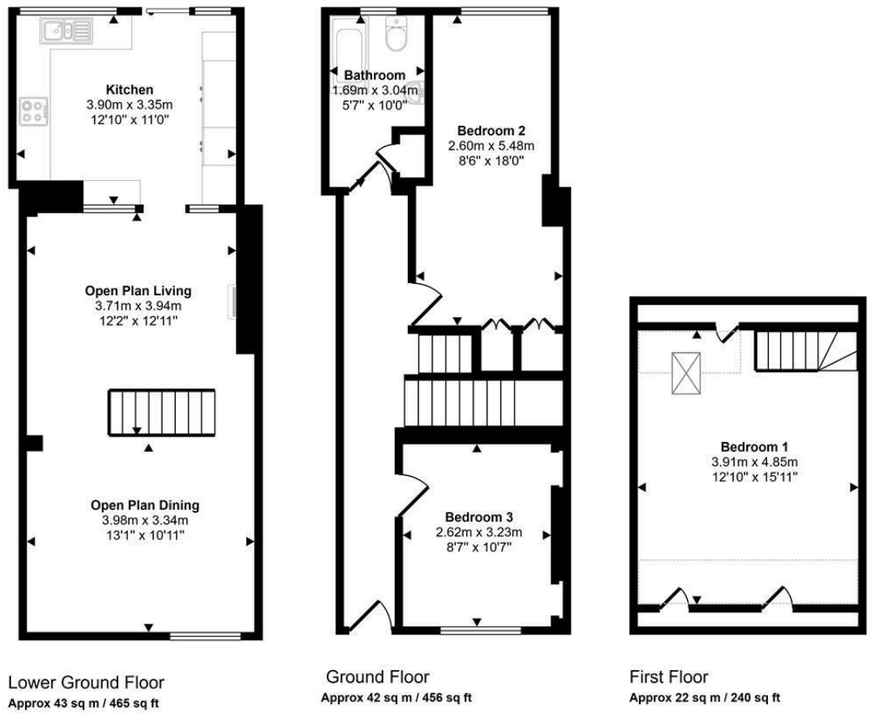
Approx Gross Internal Area
108 sq m / 1161 sq ft



Lower Ground Floor
Approx 43 sq m / 465 sq ft

Ground Floor
Approx 42 sq m / 456 sq ft

First Floor
Approx 22 sq m / 240 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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band B

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

EJL/CCL/10/26/Ok EJL

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.

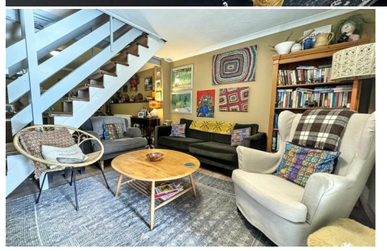
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



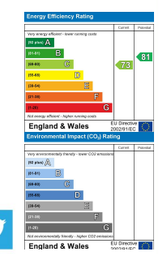






Cariad 6 Beach Road, Llanreath, Pembroke Dock, Pembrokeshire, SA72 6TP

- Mid Terrace Cottage
- Two Double Bedrooms
- Open-Plan Lounge and Dining Area
- Tiered Garden and Patio with Estuary Views
- Double Glazing/Gas Central Heating/Under Floor Heating in the Bathroom.
- Three-Storey Accommodation with An Extension
- Versatile Loft Room
- Modern Fitted Kitchen
- Convenient Access to Local Amenities
- EPC C



£180,000

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The Agent that goes the Extra Mile



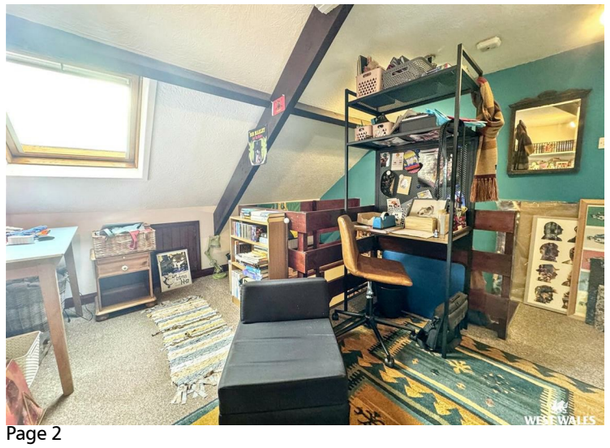


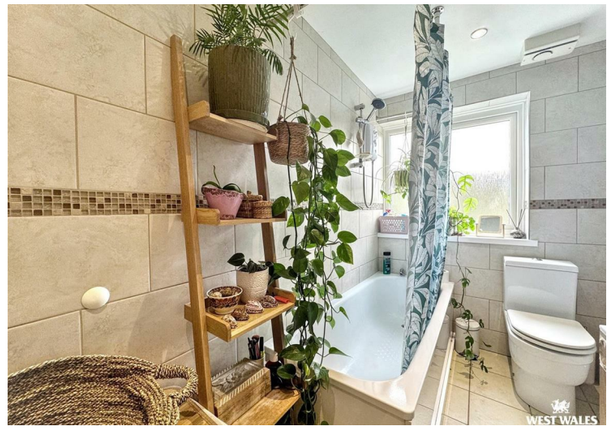
















A beautifully presented terraced cottage situated in the sought-after location of Beach Road, Llanreath, offering a delightful blend of character, charm and contemporary living. Arranged over three floors and thoughtfully extended, this inviting home has been tastefully modernised by the current owner while retaining its cosy and welcoming atmosphere.

Upon entering the property, you are greeted by a welcoming hallway which provides access to two well-proportioned double bedrooms and a family bathroom . Stairs lead to the upper floor, where a loft room offers versatile accommodation, currently utilised as a bedroom.

The lower ground floor is home to an attractive open-plan lounge and dining area, creating a comfortable and sociable space in which to relax or entertain. A charming wood-burning stove provides a lovely focal point, adding warmth and character to the room. Beyond, a modern fitted kitchen offers a practical and stylish space for everyday living, with access to the outside patio and tiered garden.

The garden is a particularly appealing feature, enjoying elevated views across the estuary and providing a wonderful setting for outdoor dining, relaxing and enjoying the surrounding scenery.

Further benefits include double glazing and gas central heating,.

Pembroke Dock is a historic waterfront town situated on the edge of the Milford Haven Waterway. Renowned for its Royal Dockyard heritage, the town is also home to the Irish Ferries terminal, providing connections to Rosslare in Ireland.

The area offers a range of local amenities, including supermarkets, retail parks, hotels, guesthouses, primary and secondary schools, a leisure centre and a golf course. The nearby 18-hole South Pembrokeshire Golf Club provides an excellent opportunity for golf enthusiasts. For those who enjoy the outdoors, the spectacular Pembrokeshire Coast National Park is accessible via the coastal path, with an abundance of beautiful beaches, scenic walks and picturesque countryside



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. As you come to a T type junction, Beach Road is to the left. Continue down the road and the property will be found on the left handside What3Words overture.glosses.purse

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