



5 South Meadows, Pembroke SA71 4EW

Offers in the region of £275,000

**Well-Presented Detached Three Bedroom Bungalow
Quiet Location, Walking Distance to Town and Shops
Garage and Ample Off-Road Parking
Large Enclosed Garden
No Forward Chain**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

HS/WJj/82388/080721

DESCRIPTION

Situated within a small and popular residential area on the outskirts of the historic town of Pembroke, this well presented three bedroom detached bungalow would be an ideal home for a family, a couple or retirees. The accommodation comprises; Kitchen, Living / Dining Room, Three Bedrooms and Family Bathroom. The driveway at the front of the property provides access to the garage and plenty of off-road parking, and the large rear garden is fully enclosed, offering plenty of scope for planting, landscaping and outdoor living. The bungalow is situated within easy reach of the centre of town with its range of shops, schools and amenities, the Pembrokeshire countryside and several sandy beaches including Freshwater East and Barafundle.

ENTRANCE HALLWAY (L SHAPED)

Entered via external covered porchway to front door with obscure glazed side window, radiator, airing cupboard with slatted shelving and radiator, doors to;

OPEN PLAN LIVING/ DINING ROOM

21'6/11'5 x 13'8'7 (6.55m x 3.96m)

The living area has double glazed window to front with outlook to the garden, feature fireplace with fire insert, wood surround and mantle, radiator. The dining area has a double glazed window to the front with outlook to the garden, radiator.

KITCHEN

9'7 x 9'6 (2.92m x 2.90m)

Fitted with a range of wall and base units with worktop over, stainless steel sink with mixer tap, localised tiling to walls, under counter space for white goods, integrated oven, 4 ring gas hob with extractor hood above, double glazed window to side, radiator, tiled floor, stable door with obscure glazed insert window giving access to the side pathway.

BATHROOM

9'5/5'5 x 6'7 (2.87m x 2.01m)

Panel bath with electric shower over and glazed screen, low level WC, pedestal wash hand basin, radiator, localised tiling to walls, tiled floor, extractor fan, obscure double glazed window to side.

BEDROOM 1

11'7 x 9'6 (3.53m x 2.90m)

Double glazed window to rear with outlook to enclosed rear garden, radiator.

BEDROOM 2

11'5 x 8'7 (3.48m x 2.62m)

Double glazed window to rear with outlook to enclosed rear garden, radiator.

BEDROOM 3

10'1 x 8'2 (3.07m x 2.49m)

Radiator, double glazed window to side.

EXTERNALLY

To the front of the property is a garden area laid mainly to lawn and a driveway providing ample off road parking which leads to the attached garage. Pathways to either side of the property gives access to the enclosed rear garden laid mainly to lawn.

GARAGE

16'7 x 9'4 (5.05m x 2.84m)

With an up and over door to the front, fitted with shelving and a wall mounted gas fired boiler, loft access

hatch.

SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the property. Gas fired central heating system.

VIEWING

By appointment with the selling Agents on 01646 685577 or e-mail pembroke@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisPem or on
facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

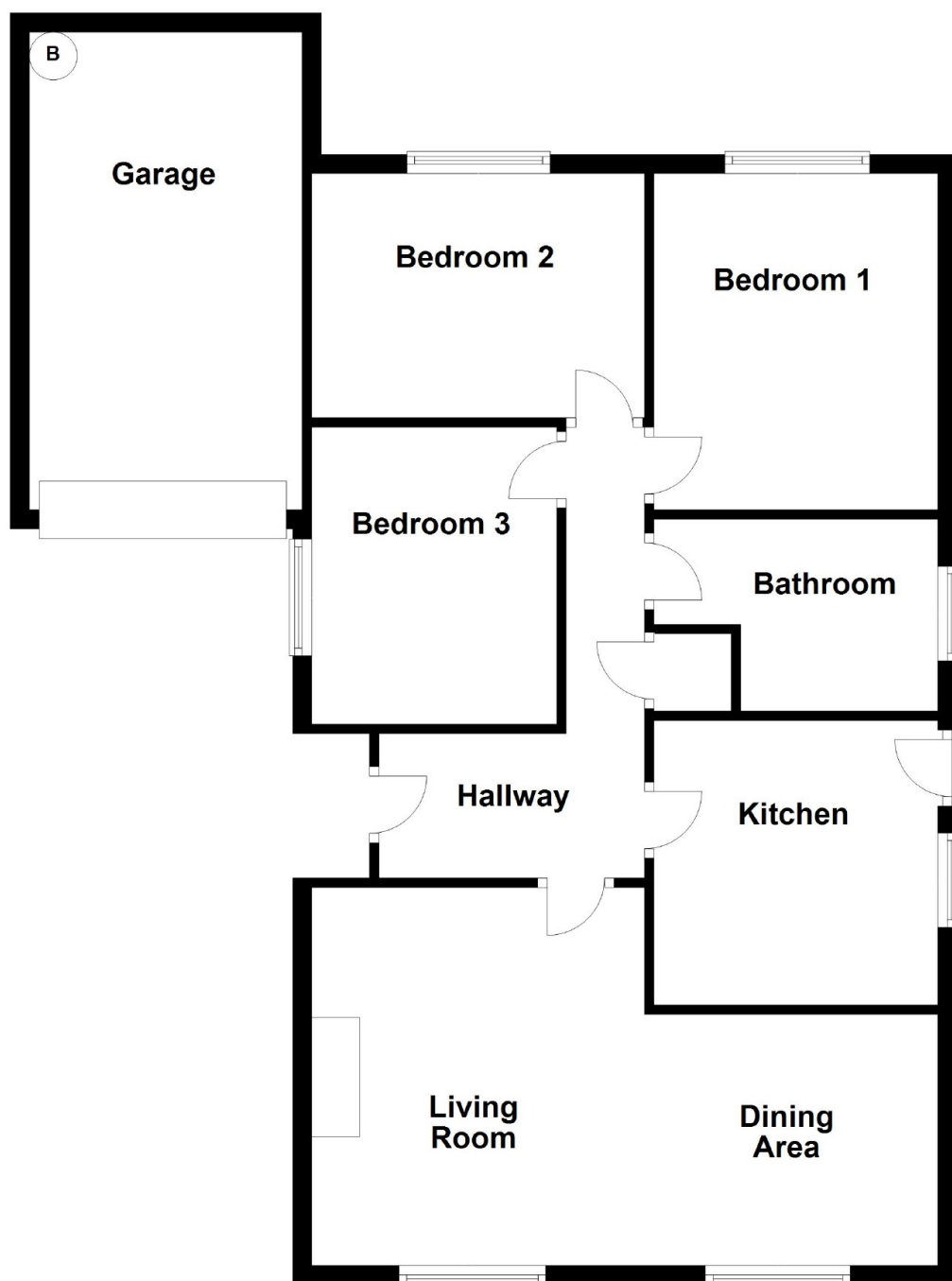
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Main Street proceed towards the end of town and at the roundabout take the third exit and proceed down Well Hill and onto Orange Way. Pass the school on your left and take the left hand turning into St Daniels Hill and the first right hand turning onto South Road. Proceed along South Road and take the left hand turning into South Meadows where the property will be found on the left hand side identified by the house number.

Ground Floor

Approx. 89.6 sq. metres (964.4 sq. feet)



Total area: approx. 89.6 sq. metres (964.4 sq. feet)

For illustration purposes only. Not to scale.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	81
England & Wales		EU Directive 2002/91/EC

**John.
Francis**