



## **3 Ashdale Mews, Pembroke SA71 4QU**

**Offers in the region of £155,000**

**Three Bedroom Modern Family House  
Enclosed Rear Garden, Parking For Two Vehicles  
Double Glazing & Gas Central Heating  
En Suite Shower Room, Bathroom + Separate Cloakroom  
Checkmate Structural Warranty, 7+ Years Remaining**

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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/DT/74977/070220**

## **DESCRIPTION**

A well-appointed end terraced house that has been designed with the modern family in mind situated within Ashdale Mews small development. The accommodation comprising of; three bedrooms with one offering en-suite shower room, family bathroom, additional cloakroom, living/dining room with front aspect outlook, kitchen breakfast room with pleasant outlook to the enclosed garden. Externally the property has a front and enclosed rear garden plus parking for two vehicles. The property offers good transport links to the main A477 trunk road for commuting to neighbouring towns of Pembroke Dock, Milford Haven, Haverfordwest and Tenby. Pembroke provides many amenities such as banks, surgeries, supermarkets, shops, good location for schools. Also the property is within a short drive of Pembrokeshire's stunning coastline, including beauty spots such as Freshwater East and West, Barafundle Bay, Angle Bay and Pembroke Castle.

## **ACCOMMODATION**

Enter via double glazed front door with obscure glazed insert windows to:

**OPEN PLAN RECEPTION ROOM**  
16'5 x 13' (5.00m x 3.96m)

## **LIVING AREA**

Double glazed bay window to front aspect outlook to front courtyard garden, radiator, stairs to first floor, TV and Telephone point, doorway granting access to cloakroom and opening to:

## **DINING AREA**

Double glazed window to side aspect, radiator, doorway granting access to kitchen/breakfast room, ample space for table and chairs, glass door leading to Kitchen/Breakfast Room.

## **CLOAKROOM**

6'4 x 3'5 (1.93m x 1.04m)  
Wash hand basin, low level WC, obscure double glazed window to front aspect, chrome heated towel rail, extractor fan, tiled flooring.

## **KITCHEN / BREAKFAST ROOM**

16'8 x 9'7 (5.08m x 2.92m)  
Kitchen area with a modern range of matching wall and base units with work surface over, 1½ bowl stainless steel sink with mixer tap,

integrated oven, 4 ring gas hob with extractor hood above, built in fridge/freezer and dishwasher, localised wall tiles, ceiling spotlights and display lighting, smoke alarm, cupboard housing gas combi boiler, double glazed window to rear aspect with outlook to the enclosed rear garden. The breakfast area has a continuation of tiled flooring from the kitchen area, radiator, utility cupboard with plumbing for washing machine, double glazed patio doors with outlook to the rear garden, ample space for table and chairs.

## **FIRST FLOOR LANDING**

Loft access, radiator, doors to:

## **BEDROOM ONE**

12'7 x 9' (3.84m x 2.74m)  
Double glazed window to rear aspect with outlook over garden, recess storage area, TV point, door to:

## **EN-SUITE SHOWER ROOM**

9'7 x 3'8 (2.92m x 1.12m)  
Suite comprising of low level WC, wash hand basin, double shower enclosure with localised wall tiles, tiled flooring, chrome heated towel rail, extractor fan, obscure double glazed window to rear aspect, spotlighting.

## **BEDROOM TWO**

9'9 x 9'3 (2.97m x 2.82m)  
Double glazed window to front aspect with outlook over front courtyard and views towards Pembroke town, radiator, recess storage area.

## **BEDROOM THREE**

7'3 x 6'7 (2.21m x 2.01m)  
Double glazed window to front aspect with outlook over front courtyard and views towards Pembroke town, radiator, storage cupboard, Telephone point.

## **BATHROOM**

7'1 x 6' min (2.16m x 1.83m min)  
Suite comprising of panelled bath with shower fitment tap and glass shower screen, low level WC, wash hand basin, chrome heated towel rail, localised wall tiles, tiled flooring, extractor fan, spotlighting, obscure double glazed window to side aspect.

## **EXTERNALLY**

To the front there is an enclosed low maintenance garden space with a pathway to the front and side of the property. Gated access to the enclosed rear garden which offers a patio area, low maintenance gravelled garden space with raised planted borders,

an outside tap and outside lighting.

## **SERVICES**

We are advised mains gas, electricity, water and drainage are connected. Central heating via gas boiler located within kitchen cupboard.

## **SERVICE CHARGE**

The charge is for upkeep of the private road and communal areas. £175 per annum.

## **VIEWING**

By appointment with the selling Agents on 01646 685577 or e-mail [pembroke@johnfrancis.co.uk](mailto: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](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

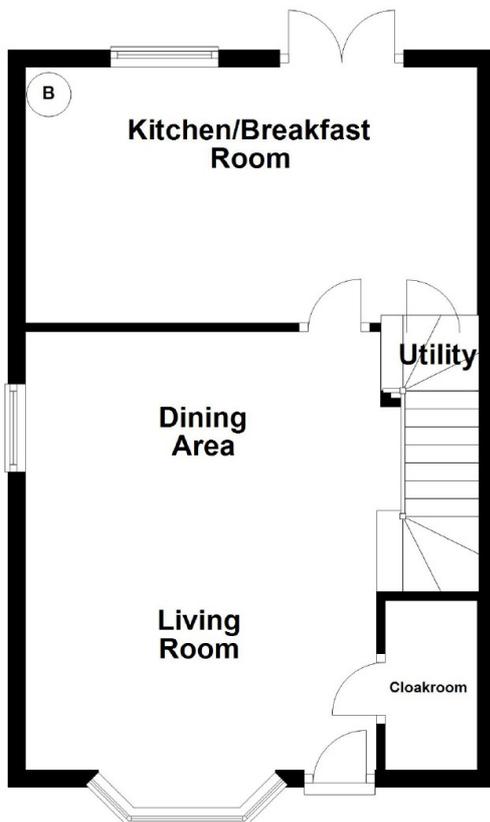
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our office in Main Street Pembroke proceed towards the end of town. Upon reaching the roundabout, take the 3rd exit down Well Hill following the road across the commons, past the park land and heading up past the castle keeping in the left hand lane proceeding down Northgate Hill crossing the Mill Pond Bridge proceed up Springfield Terrace. Take the next right hand turning towards the green. At the 'T' junction turn right and follow the road around passing Woodbine Terrace. Proceed along for approx 300 metres, take the right hand turning into Ashdale Lane. Proceed along for approx 100 metres and the entrance to Ashdale Mews will be on your right hand side. The property is on the left hand side identified by the house number.

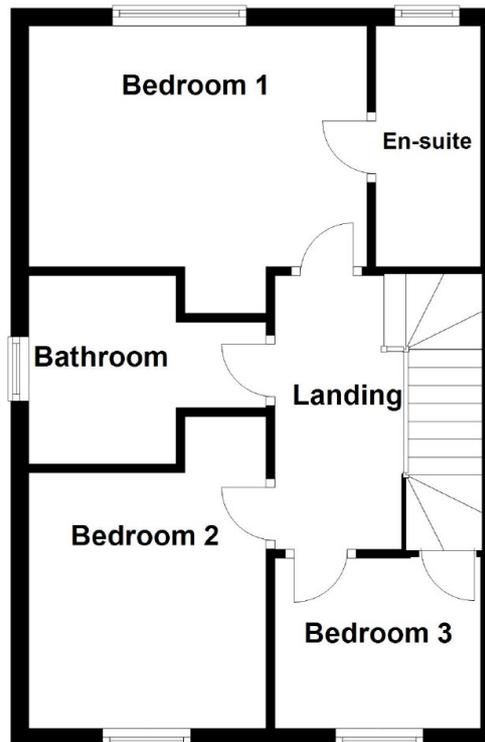
## Ground Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



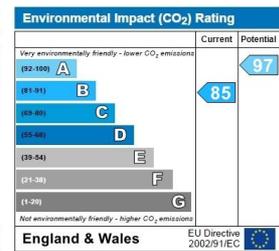
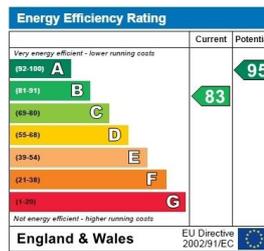
Total area: approx. 82.1 sq. metres (883.6 sq. feet)

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

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**John.  
Francis**