

45 BUSH STREET PEMBROKE DOCK SA72 6XD

OFFERS AROUND £169,950

A SUBSTANTIAL TERRACED HOUSE WHICH WOULD BENEFIT FROM SOME PERIODIC COSMETIC UPDATING WITH ACCOMMODATION OVER THREE FLOORS AND LOCATED EXTREMELY CONVENIENTLY FOR THE TOWN CENTRE AND LOCAL AMENITIES



- 3 DOUBLE BEDROOMS
- 2 LIVING ROOMS
- LARGE & USEFUL BASEMENT
- USEFUL SIDE PASSAGE
- GARDEN WITH REAR ACCESS GATE
- GREAT POTENTIAL

GENERAL

45 Bush Street is located conveniently for the town centre and the local amenities of the town such as supermarket and retail park shopping, Irish Ferries Port to Rosslare, Golf Course, Public Houses and Hotels, schooling, bus & rail links, the beautiful waterway with easy access to the A477 to Carmarthen and beyond.

The Property itself is substantial and would benefit from some periodic cosmetic updating. The accommodation is over three floors and offers spacious and quite versatile accommodation. There is a useful side passage which links the front of the property to the rear garden. The rear garden is generous in size and offers an access door to the Basement and the rear gate.

This property would a variety of buyers from a family wishing to place their own stamp on their home to investment purchasers.

With some approximate dimensions, the accommodation briefly comprises...

GROUND FLOOR

Entrance Porch	Steps and door leading to...
Hallway	Doorway to side passage, understairs storage cupboard, stairway to First Floor.
Sitting Room	14'1" x 11'6" (4.30m x 3.50m) window to front, gas fire on hearth and surround, recess alcoves with storage cupboards.
Dining Room	12'6" x 11'10" (3.81m x 3.61m) window to rear, gas fire on hearth and surround, recessed alcove.
Kitchen	13'10" x 8'3" (4.22m x 2.51m) triple aspect, windows to rear and side, various kitchen units with stainless steel single draining sink unit.
Side Passage	25'4" x 3'4" (7.73m x 1.01m) doors to both front and rear which provides access to the front pavement on Bush Street and the Rear Garden of 45 Bush Street.

FIRST FLOOR

Landing	With loft access.
Bedroom 1	12'6" x 11'7" (3.82m x 3.52m) window to front, recessed alcove.
Bedroom 2	12'5" x 12'0" (3.78m x 3.66m) window to rear.
Bedroom 3	11'7" x 9'5" (3.54m x 2.87m maximum in L-shape) window to front.
Walk In Wardrobe/ Store Cupboard	12'0" x 3'7" (3.67m x 1.08m)
Half Landing	7'5" x 6'0" (2.27m x 1.82m) window to side, double airing cupboard, boiler cupboard housing Ideal Logic combi central heating boiler.
Wet Room	5'7" x 4'11" (1.69m x 1.50m) obscured window to rear, vanity wash hand basin, extractor fan, shower area, part tiled walls.
Separate WC	5'6" x 2'9" (1.68m x 0.85m) obscured window to side, W.C.

BASEMENT

Room 1 - 17'11" x 10'11" (5.46m x 3.33m) doorway to Rear Garden, with opening to...

Room 2 - 18'2" x 11'7" (5.53m x 3.53m)

Both Basement Rooms have lighting.

OUTSIDE

There is a concrete hard stand off the rear of the Property with steps to the Basement area and pathway to the rear of the Garden and rear access gate which leads out on to Park Lane. The remainder of the sizeable Garden is mainly laid to lawn.

**SERVICES ETC
(none tested)**

All mains connected. Gas fired central heating from an Ideal Logic combi central heating boiler located in the airing cupboard on the half landing. Predominantly upvc framed double glazed windows and external doors.

TENURE

This is Freehold.

COUNCIL TAX

Band C - approx £1,524.31 (2023/2024).

DIRECTIONS

From Pembroke proceed up Bush Hill, at the traffic lights continue down Ferry Lane, take the next turning on your left into Bush Street, passing through two traffic chevrons. On approaching the mini roundabout, continue forward and after the second turning on your right for Meyrick Street, No. 45 Bush Street can be found on the right hand side.

ENERGY PERFORMANCE

EPC Rating – TBC.

VIEWING

**STRICTLY BY APPOINTMENT WITH THE SOLE AGENT
GUY THOMAS LLP ON 01646 682342.**

