

142 Main Street • Pembroke  
Pembrokeshire • SA71 4HN  
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# OWEN & OWEN

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## CHARTERED SURVEYORS

### RESIDENTIAL INVESTMENT PROPERTY FOR SALE 128 Main Street, Pembroke SA71 4HN



**A one bedroom terraced house with outside courtyard of interest to Investors conveniently situated on Main Street, Pembroke being within walking distance of all of the towns amenities.**

**The property is let on an Assured Shorthold Tenancy for 12 months at a rent of £3,900 per annum giving an initial gross yield excluding costs of 5.7% plus any future capital appreciation. The Tenancy will continue on a periodic basis after the initial twelve month term.**

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

<b>Location:</b>	<b>128 Main Street, Pembroke SA71 4HN</b>
<b>Description:</b>	<b>UPVC entrance door leading to</b>
<b>Entrance Hall:</b>	With window to the side. Timber half glazed door leading to:
<b>Sitting Room/Dining Room: 26'x 3' by 6'6</b>	With windows to the side and front of the property. Carpeted staircase leading to the First Floor. Two radiators. Fitted carpet. Two Central Light Points. Wall Light.
<b>Kitchen: 6'x9'x8'</b>	Stainless steel sink unit with cupboards below and wall cupboard above. Open shelving with work surface above. Electric cooker with extractor fan above Plumbing for automatic washing machine. Worcester wall mounted gas boiler supplying domestic hot water and heating. Vinyl wood effect flooring. Half glazed timber door leading to rear courtyard. Radiator.  Carpeted stairs leading to spacious First Floor Landing with radiator and central light point.
<b>Bedroom: 8'x10'x6'</b>	Two double glazed windows to the front of the property and an additional two Velux style windows. Carpet. Radiator.
<b>Bathroom: 6'x9'x5'x9'</b>	An attractive bathroom with fully tiled walls. Double glazed window overlooking the rear of the property. Paneled bath with shower over. Low level flush WC. Pedestal wash hand basin with mirror and electric light above. Vinyl flooring. Central light point. Aidelle Fan. Radiator.
<b>Courtyard:</b>	Leading from the kitchen is a small courtyard with space for a dining table and chairs.
<b>Services:</b>	All mains services are connected to the property. Please note that no appliances have been tested.
<b>Local Authorities:</b>	Pembrokeshire County Council County Hall Haverfordwest Pembrokeshire SA61 1TP Tel. No. 01437 764551
<b>Purchase Price:</b>	£68,750 (Sixty Eight Thousand Seven Hundred and Fifty Pounds) for the Freehold interest. Subject to the existing Assured Shorthold Tenancy. Further details of the Tenancy Agreement can be provided to potential purchasers who have viewed the property.
<b>E.P.C. Rating:</b>	C
<b>Viewing:</b>	Strictly by appointment with the sole selling Agents Messrs Owen and Owen of 142 Main Street, Pembroke, Pembrokeshire SA71 4HN Tel. No: 01646 621500 – Email : <a href="mailto:info@owenandowen.co.uk">info@owenandowen.co.uk</a> Website: <a href="http://www.owenandowen.co.uk">www.owenandowen.co.uk</a>