

# fbm

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Investment Opportunity/First Time Buy  
Spacious Ground Floor 2 Bed Apartment  
Upvc Double Glazing & Electric Heating  
Walking Distance From Town Centre

**Flat 7, Llanion Park,  
Pembroke Dock SA72 6DF**

EPC Rating - F

Price: £66,500  
Leasehold

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\*Upvc Double Glazing & Electric Heating\*

A well maintained and recently decorated 1st floor leasehold apartment, consisting of 2 bedrooms, Living room/Diner, open-plan Kitchen and Bathroom. The property also offers double glazed tilt turn windows and electric storage heating.

No 7 also has the added bonus of having a Garage. The apartment is entered via a communal hallway (monitored through phone security system) and is surrounded by communal gardens.

Sussex Row lies within 1/2 mile distance to the town centre of Pembroke Dock which offers a wide range of shopping facilities and amenities, schooling is also available at all levels.

#### Bathroom

8'8" x 6'1" (2.64m x 1.85m)

#### Kitchen

14'10" x 8'6" (4.52m x 2.6m)

#### Living Room/Diner

20'10" x 11'9" (6.35m x 3.58m)

#### Bedroom 1

8'3" x 8'3" (2.51m x 2.51m)

#### Bedroom 2

12'4" x 11'4" (3.76m x 3.45m)

#### Directions:

From Pembroke proceed over Mill Pond and continue on this road until coming to T-junction. Take a left turn to roundabout. At roundabout take 2nd turn towards Cleddau Bridge. At roundabout take first left, continue towards Sussex Row which is the last large block on your left.

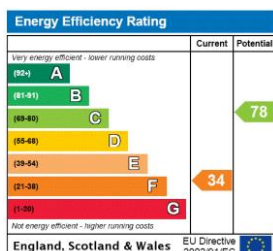
#### Services:

All mains services are connected

**Maintenance Charges : £970 per Annum and 999 Year Lease.**

#### Local Authority:

Pembrokeshire County Council



Important Note We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © FBM Estate Agents Limited September 2010.