

FOR  
SALE



Ty Mor, London Road, Pembroke Dock, Pembrokeshire SA72 6DU

£249,950 - Freehold

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PEMBROKESHIRE  
PROPERTIES  
WELCOME HOME

## PROPERTY SUMMARY

Pembrokeshire Properties are delighted to introduce Ty Mor to the open market, a spacious and versatile terraced house with a separate basement flat situated on London Road, Pembroke Dock. Ty Mor provides a unique and exciting opportunity to the reach the market, whether you are looking for a large family home, multi-generational living or income/letting potential- we highly recommend viewing. This beautiful 4 storey home offers a beautifully landscaped garden, garage parking and rear access.

The accommodation to the main residence enters to a porch leading to the spacious hallway which really sets the tone for the rest of the property with its grandeur. To the right of hall sits a comfortable lounge with a cosy fire place and large window to the fore of the property. A stylish kitchen dining room adjoins the lounge and is complete with a centre island breakfast bar, French doors to the rear garden. A doorway from the dining area leads to a generously sized utility room which houses the ground floor cloakroom/WC and separate access to the rear garden. Stairs situated to the rear of the hall lead to the first floor accommodation which offers 2 good size double bedrooms to the fore. The beautiful, very large bathroom which consists of freestanding bath and a walk-in double shower is truly impressive. The stairs continue to a further 3rd double bedroom situated on the second floor which also houses an en suite bathroom. The self-contained basement flat can be accessed via steps situated to the front of the property provides great potential to a range of buyers. The flat enters to spacious lounge area to the fore and offers a further 2 bedrooms, integrated kitchen and shower room. The flat had previously been incorporated into the main residence and it is possible to do so again – subject to any necessary planning / building control requirements.

Externally, 20 London Road offers much more with its lovely landscaped garden providing a fantastic space to enjoy summer afternoons and evenings. A large patio seating area can be accessed directly from the kitchen and utility room. Steps from the patio area lead up to a private raised decked area adding to the multiple seating areas to entertain or relax and also lead to a fair size lawn area which is bordered by a range of shrubs, trees and bushes. There is a further small lawn area towards the rear adjoining 2nd decked seating area, garden shed before you reach the driveway with gated access to the rear and adjoining the detached garage with power connected.

Services: We are advised that all mains services are connected.

Local Authority: Pembrokeshire County Council

Council Tax: Property- Band D. Basement Flat – Band A.

EPC Rating: Pending

Agents Note- The house and flat are registered with 2 separate council tax bands.



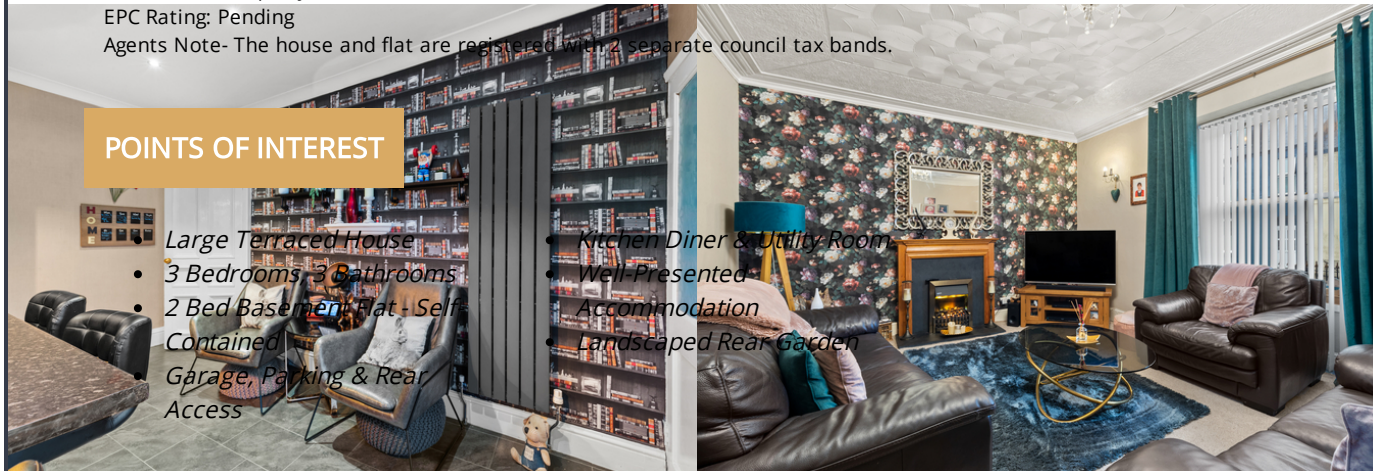
## POINTS OF INTEREST

### Large Terraced House

- 3 Bedrooms, 3 Bathrooms
- 2 Bed Basement Flat - Self-Contained
- Garage, Parking & Rear Access

### Kitchen Diner & Utility Room

- Well-Presented
- Accommodation
- Landscaped Rear Garden



## ROOM DESCRIPTIONS

**Porch**

**Hallway**

**Lounge**

5.6m x 4.25m (18' 4" x 13' 11")

**Kitchen Diner**

4.39m x 4.3m (14' 5" x 14' 1")

**Utility Room**

3.7m x 3.58m (12' 2" x 11' 9")

**WC / Cloakroom**

**First Floor Landing**

**Bedroom 1**

4.37m x 4.1m (14' 4" x 13' 5")

**Bedroom 2**

4.37m x 2.99m (14' 4" x 9' 10")

**Bathroom**

4.5m x 4.36m (14' 9" x 14' 4")

**Second Floor**

**Bedroom 3**

4.85m x 4.39m (15' 11" x 14' 5")

**En Suite**

3.2m x 1.5m (10' 6" x 4' 11")

**Garage**

**Basement Flat**

**Lounge**

4.27m x 4m (14' 0" x 13' 1")

**Kitchen**

2.91m x 2.15m (9' 7" x 7' 1")

**Bedroom 1**

4.27m x 3.7m (14' 0" x 12' 2")

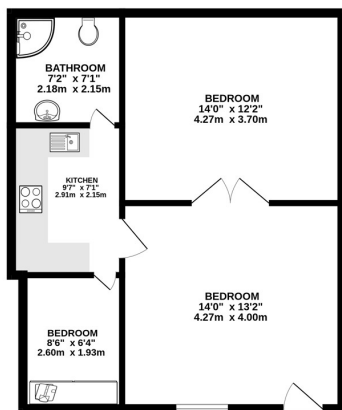
**Bedroom 2**

2.6m x 1.93m (8' 6" x 6' 4")

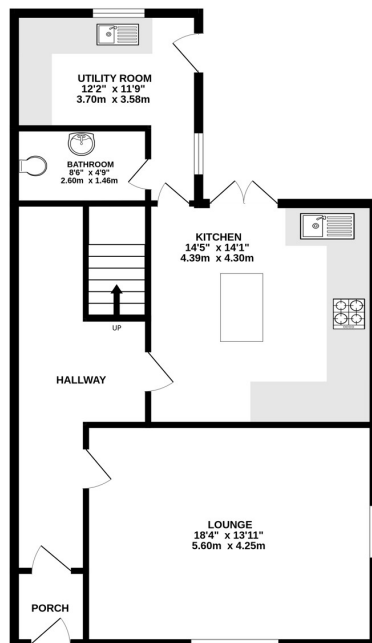
**Bathroom**

2.18m x 2.15m (7' 2" x 7' 1")

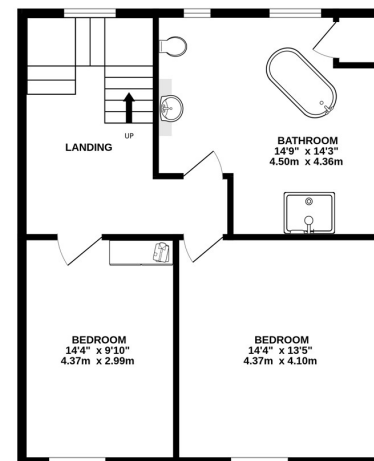
**BASEMENT**  
526 sq.ft. (48.9 sq.m.) approx.



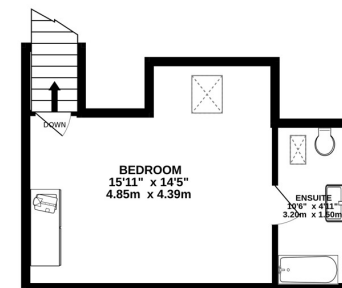
**GROUND FLOOR**  
787 sq.ft. (73.1 sq.m.) approx.



**1ST FLOOR**  
667 sq.ft. (61.9 sq.m.) approx.



**2ND FLOOR**  
270 sq.ft. (25.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2250 sq.ft. (209.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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