



56 Gibbs Way, Pembroke SA71 5JA

Offers in the region of £330,000

**Detached Modern Bungalow
3 Bedrooms, Kitchen/Dining Room & Utility Room
Lovely Enclosed Rear Garden
Located Within Walking Distance Of Pembroke Town
Detached Garage, Ample Parking**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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/RO/81300/130521

DESCRIPTION

Situated on a select award winning development on the outskirts of the historic town of Pembroke, this beautifully presented three bedroom detached bungalow is a perfect home for a family or retirees. The bungalow has been traditionally built to a high standard and specification. The property briefly consists of a living room with a lovely outlook to the rear garden, large kitchen/dining room, three bedrooms (one with en-suite), main bathroom and utility room. A block paved driveway provides access to the detached garage and off road parking for several vehicles. The attractive enclosed rear garden is low maintenance artificial grass and a paved patio area. The town centre with its famous Castle, selection of shops and amenities is within walking distance and the stunning Pembrokeshire coastline is just a short drive away.

ENTRANCE PORCH

ENTRANCE HALLWAY

Enter via double glazed front door with obscure glazed insert windows, obscure glazed window to side, airing cupboard housing hot water cylinder and slatted shelving, further double door cupboard with hanging rail and shelving, tiled flooring, radiator, doors to:

BEDROOM ONE

15'2 x 11'4 (4.62m x 3.45m)
Double glazed window to front with outlook to garden, radiator, door to:

EN-SUITE SHOWER ROOM

8' x 5'5 (2.44m x 1.65m)
Obscure double glazed window to front, shower enclosure, low level WC, pedestal wash hand basin, tiled walls and flooring, extractor fan, chrome heated towel rail.

BEDROOM TWO

10'6 x 9'8 (3.20m x 2.95m)
Double glazed window to front with outlook to garden, radiator.

BATHROOM

7'6 x 5'7 (2.29m x 1.70m)
Obscure double glazed window to side, panelled bath with shower over, low level WC, pedestal wash hand basin, tiled walls and flooring, extractor fan, chrome heated towel rail.

BEDROOM THREE/OFFICE

10'5 x 7'7 (3.18m x 2.31m)
Double glazed window to side, radiator.

LIVING ROOM

17'8 x 15'6 (5.38m x 4.72m)
Dual aspect with double glazed window to rear with outlook to garden, feature fireplace with electric fire insert, decorative surround and mantle, radiator, double glazed patio doors to rear patio.

KITCHEN/BREAKFAST ROOM

23'8 x 10'7 (7.21m x 3.23m)
Double glazed window to rear with outlook to garden, matching wall and base units with worktops over, 1½ bowl stainless steel sink with mixer tap, double oven and ceramic 4 ring electric hob with extractor hood over, integrated fridge/freezer, under counter dishwasher, ample room for table and chairs, loft access, localised wall tiles, tiled flooring, vertical radiator, double glazed patio doors to garden, door to:

UTILITY AREA

8'5 x 5'3 (2.57m x 1.60m)
Matching wall and base units with worktops over, stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, extractor fan, localised wall tiles, tiled flooring, radiator, double glazed door with obscure glazed insert window to side.

EXTERNALLY

To the front of the property is a low maintenance garden with a pathway to the front door and artificial grass. There is a block paved driveway providing off road parking and leading to the **DETACHED GARAGE** with electric up and over door to front, double glazed window, door to side, power sockets

and lighting. Gated access leads to the rear garden which is enclosed and has a large patio area, raised planted vegetable patches, artificial grass, decorative flower borders and a **GREEN HOUSE**.

SERVICES

We are advised all mains water, electricity, gas and drainage are connected to the property with gas fired central heating via the boiler located within the utility area.

VIEWING

By appointment with the selling Agents on 01646 685577 or e-mail 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

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 second exit across to Station Road. Proceed under the railway bridge and onto the Upper Lamphey Road. After passing the Cricket and Rugby Club, take the next left hand turn signposted for Gibbas Way. Proceed along this road, continue until the crossroads and take the right hand turning whereby the property is located on the end of the cul-de-sac on your left hand side as identified by the property house number.

Ground Floor

Approx. 129.2 sq. metres (1391.1 sq. feet)



Total area: approx. 129.2 sq. metres (1391.1 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

**John.
Francis**