

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band ' B '

ref: HC / LLT / 06 / 22/takeonok

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk)

TELEPHONE: 01646 680006



## 24 Hill Farm Park, Pembroke Dock, SA72 6QD

- Park Home
- One Double Bedroom
- Wet Room Bathroom
- Close to Local Amenities
- Ideal Retirement Home - 45+ Only
- Open Plan Living/Kitchen
- Dressing Room Area
- Rear Garden Area
- LPG Gas Central Heating
- Parking for One Vehicle

**Offers In Excess Of £50,000**



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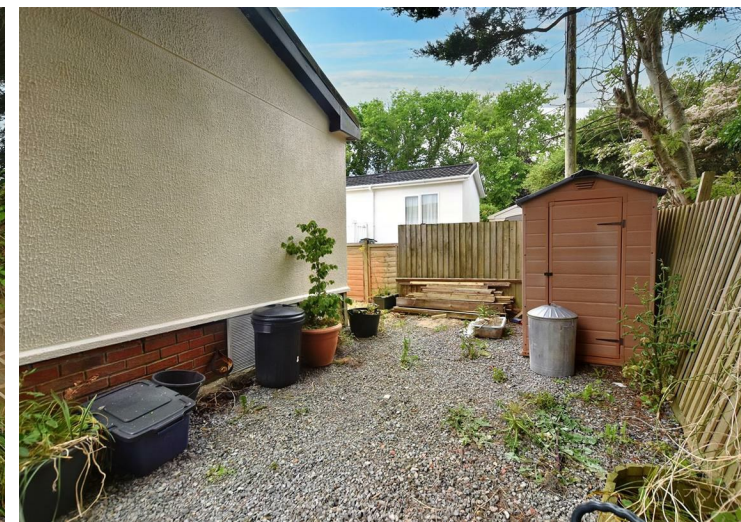
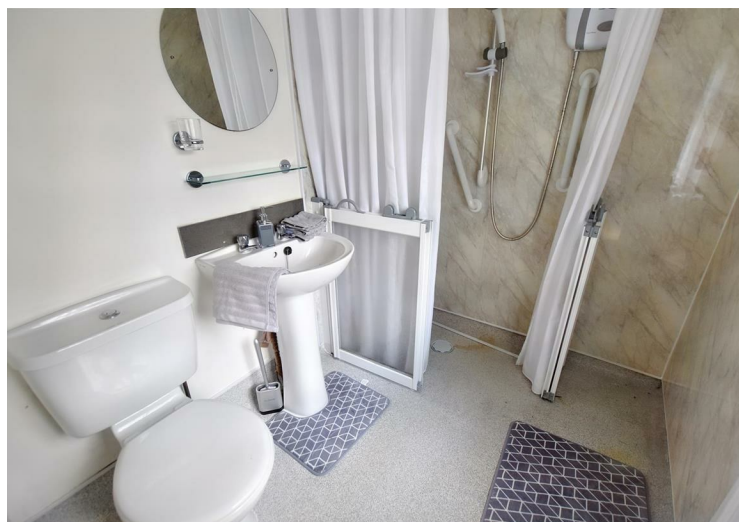


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**The Agent that goes the Extra Mile**







Hill Farm Park is situated in Pembroke Dock within walking distance to a variety of local supermarkets, cafes and shops and public transport stations direct to Pembroke & Tenby. This park home boasts an open living/kitchen with a vaulted roof and sliding doors to the front, with an arch leading into the kitchen which is fitted with a range of units. The home provides a double bedroom with a dressing room area and a wet room bathroom to the rear.

Externally, to the front there is parking for one vehicle, with side access down both sides of the property leading to a garden area laid with loose gravel and a storage shed. The property is accessed via the right hand side up a couple of steps.

The park is for over 45's only and site rules apply.

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



#### DIRECTIONS

From the Pembroke office proceed out of town following signs towards Pembroke Dock, and at the traffic lights at the top of the hill turn left onto Pembroke Road/High Street. Proceed along the road and take the left-hand turn after the fire station. Follow the road right to the end and Hill Farm Park can be found straight in front of you. Follow the road round to the left and the property is half way down on your left.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.