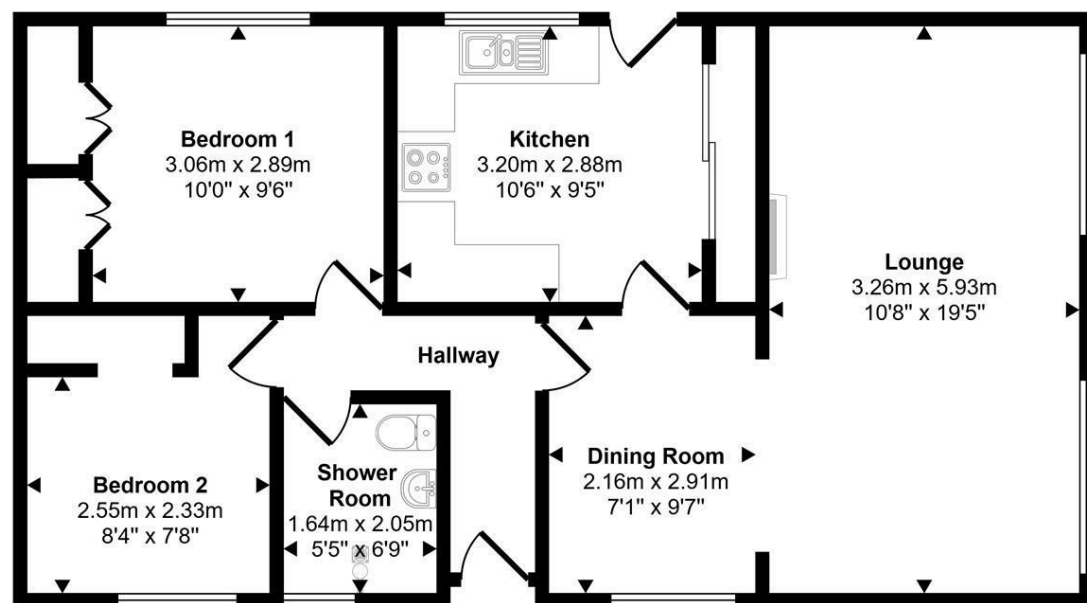


Approx Gross Internal Area  
66 sq m / 709 sq ft



Floorplan

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 'A'

HEATING: LPG Gas

ref: HC / LLE / JUNE/ 26/OK EIL

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



### 23 Hill Farm Park, Pembroke Dock, Pembrokeshire, SA72 6QD

- Park Home
- Distant Estuary Views
- Allocated Parking
- Low Maintenance Garden
- LPG Gas Central Heating
- Two Bedrooms
- Over 45's Privately Owned Site
- Convenient to Town & Amenities
- Mobility Lift
- EPC Rating: N/A

£90,000



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



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EMAIL: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk) TELEPHONE: 01646 680006

**The Agent that goes the Extra Mile**





Enjoying delightful far-reaching views across the Cleddau Estuary, this two-bedroom detached park home is situated within a private, residential park on the outskirts of Pembroke Dock, offering convenient access to local amenities and services. Exclusively for the over-45s, the park provides an idyllic setting for those seeking a relaxed retirement lifestyle.

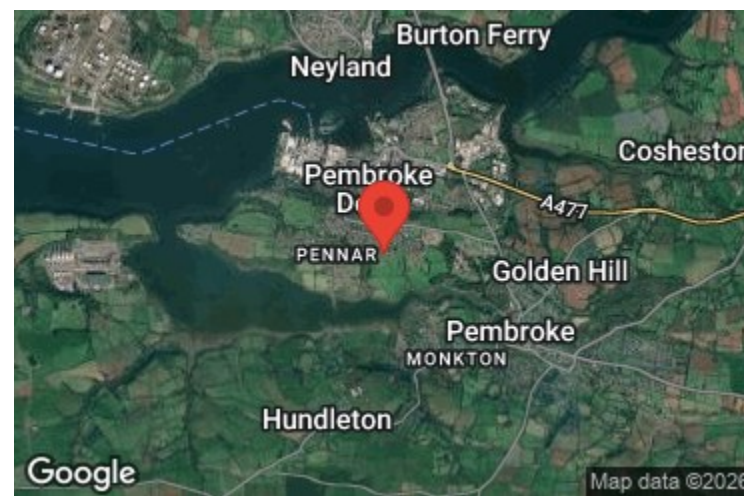
The accommodation comprises an entrance hallway, fitted kitchen, open plan living and dining room, two double bedrooms with fitted storage, and a wet room. While the property would benefit from some modernisation, it presents an excellent opportunity for purchasers to personalise and create a home tailored to their own tastes and requirements.

Further benefits include LPG gas central heating and double glazing throughout. There is also a mobility lift, providing easy access into the property.

Externally, the property features a paved driveway providing off road parking for one car. The low maintenance property flows around the property. Home to a variety of mature plants and colourful flower beds, there are also several useful garden sheds providing additional storage. To the rear, a patio area offers the perfect spot to relax and take in the beautiful estuary views.

Early viewing is highly recommended to fully appreciate the location and its potential!

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. The property is a short walk to the post office.



**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. What/Three/Words://etchings.passing.allowable

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