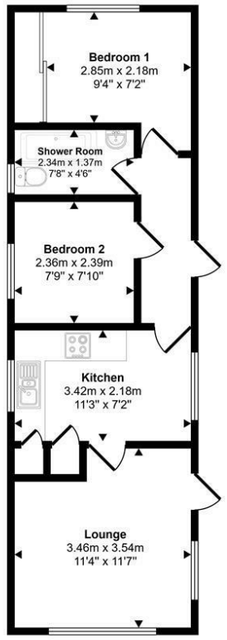
Approx Gross Internal Area
42 sq m / 457 sq ft




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: Freehold with Pitch Fees of £ per week.
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING: LPG Gas
TAX: Band TBC A

We would respectfully ask you to call our office before you view this property internally or externally

IRK/CFH/28/08/26/DRAFT

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*

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626



01437 762626
www.westwalesproperties.co.uk

## 36, Scotchwell Park Cartlett, Haverfordwest, Pembrokeshire, SA61 2XF

- Parkhome
- No Onward Chain
- Convenient To Town
- Well Presented
- LPG Gas Heating
- Two Bedrooms
- Residential Site
- Shower Room
- Site Fees Aply
- EPC Excempt

## Price £60,000

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***The Agent that goes the Extra Mile***

*** PARK HOME/ SOUGHT AFTER PARK/ CLOSE TO TOWN CENTRE *** A well-presented park home situated on a popular and well-maintained residential park on the edge of Haverfordwest, close to the train station and other local amenities. The accommodation briefly comprises of an entrance hall, living room with dining area, modern shower room and two bedrooms. The property is served by double glazing and LPG gas heating. Externally, there is a paved, low-maintenance garden to both sides, and storage shed. There is also an allocated parking space to the front of the property. With the further appeal of no onward chain, this property is highly recommended!

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure center/swimming pool, cinema, restaurants and pubs. The beautiful Pembrokeshire coast is only 6 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.

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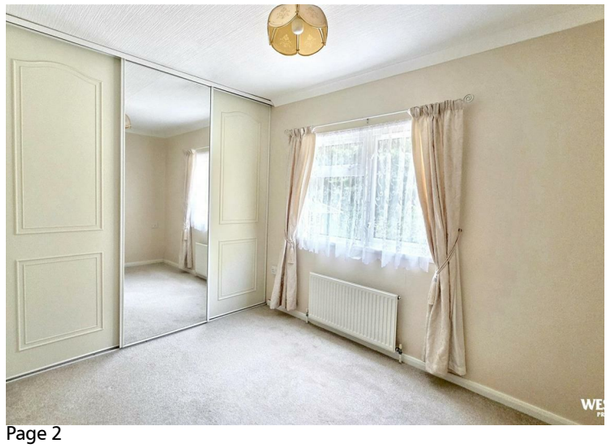

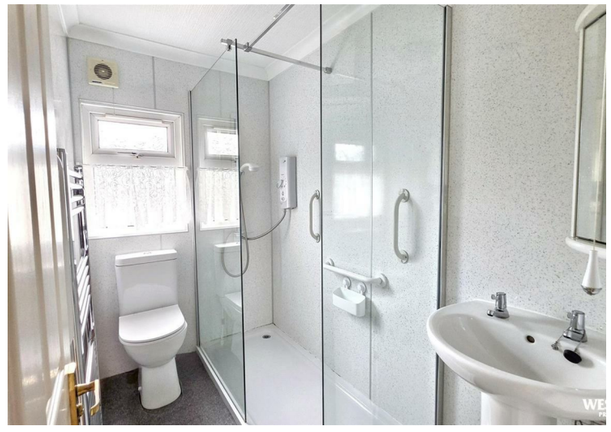

## DIRECTIONS

From Salutation Square roundabout take the A40 towards Carmarthen, staying in the right-hand lane, and turn into Cartlett (signed for the Train Station) and follow the road to the end and down into Scotchwell Park passing under the A40 road bridge. On entering the park, Turn right and no 36 will be found a little way down on the left had side. What3Words: ///strutted.necklaces.debate

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.