

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.

AGENTS NOTE: Plans and information have been supplied by the developer, who reserves the right to alter the specification. The information and images provided in this specification are for guidance only and do not form any part of the Contract of Sale. Any dimensions have been taken from plans, and should not be relied upon. Please request up to date information from the agent or the developer at the time of enquiring.

ADR/AMR/8/21/OK

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<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.

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

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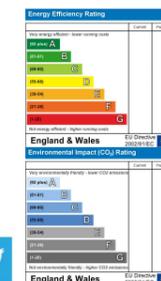


### Parc Cerreg Camrose, Haverfordwest, Pembrokeshire, SA62 6HG

- FIVE BEDROOM DETACHED HOUSE
- MASTER SUITE WITH BALCONY
- GARDENS TO FRONT, SIDE & REAR
- OPEN PLAN LIVING DINING KITCHEN
- 2 FURTHER ENSUITE BEDROOMS
- DESIRABLE RURAL LOCATION
- GARAGE & DRIVEWAY PARKING
- SOUTH FACING BALCONY & GARDENS
- NEW BUILD PROPERTY
- NHBC CERTIFICATE

**Offers In Excess Of £875,000**

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**The Agent that goes the Extra Mile**





Front Elevation (Scale - 1:100)



Site Location Plan (Scale - 1:2500)

An exciting opportunity to purchase a superbly appointed five-bedroom luxury residence, situated in a desirable rural location close to the popular village of Camrose. Parc Cerreg would make a fantastic family or multi-generational home. The accommodation will comprise; Entrance hallway with a centerpiece staircase, an open plan lounge kitchen diner with stunning floor-to-ceiling doors onto the patio, there is also a utility room and WC. On the other side of the hallway, there is a further living room with doors leading out to the garden and patio, a double bedroom, a home office, and a shower room, on the ground floor. The elegant staircase leads you up to the first floor and a light-filled galleried landing with sliding doors onto a fantastic south-facing balcony. There is a master bedroom suite with two walk-in wardrobes and an en-suite shower room between them. The master bedroom has doors leading onto its own private balcony as well as doors on the other side of the room, leading onto the south-facing rear balcony. There are a further 3 double bedrooms all with Juliette balconies and one has access to the south-facing balcony. Two of these bedrooms are en-suite and there is also a family-sized bathroom. Externally to the front of the property, there are 2 garages and parking spaces for several cars. The property sits in approx. 3/4 of an acre of beautiful Pembrokeshire countryside and the property will have gardens to the front, side, and rear. The market town of Haverfordwest is approximately 5 miles away and 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, leisure centre/swimming pool, cinema, restaurants, pubs. The beautiful Pembrokeshire coast is only 7 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 6 miles to the north.

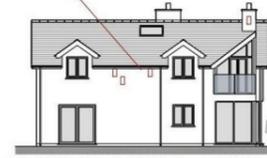


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|------------------------------|---------------------------------|
| <b>ENTRANCE HALLWAY</b>      | <b>MASTER BEDROOM</b>           |
| <b>LIVING ROOM</b>           | <b>ENSUITE</b>                  |
| <b>HOME OFFICE</b>           | <b>WALK IN WARDROBES (EACH)</b> |
| <b>BEDROOM</b>               | <b>BEDROOM</b>                  |
| <b>SHOWER ROOM</b>           | <b>BATHROOM</b>                 |
| <b>LIVING DINING KITCHEN</b> | <b>BEDROOM</b>                  |
| <b>PANTRY</b>                | <b>ENSUITE</b>                  |
| <b>UTILITY ROOM</b>          | <b>BEDROOM</b>                  |
| <b>WC</b>                    | <b>ENSUITE</b>                  |



North East Elevation (Scale - 1:100)

Side / South East Elevation (Scale - 1:100)



South West Elevation (Scale - 1:100)

Side / North West Elevation (Scale - 1:100)

Where indicated on the elevations, Green&Blue BAT BLOCK / BAT BRICK or to be constructed into the masonry in conjunction with the manufacturer and ecology report specifications.



Section A-A (Scale - 1:50)

**Proposed House External Finishes**  
**Walls** - Smooth cement render painted / Timber cladding.  
**Roof** - Slate / Rubberbond.  
**Windows & Doors** - Aluminium.  
**Boundary treatments** - Pembrokeshire Hedge / Block.  
**Hard-standing** - Paving.  
**Gutters** - Extruded aluminium.



**KINVERCREATIONS LTD**  
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Project No: GA01  
 Drawing No: As shown  
 Date: 10/10/2022  
 Drawing Status: PLANNING



**DIRECTIONS**

From our office in Haverfordwest, head out on the B4330 on North Gate and continue for 3.8 miles. Bear Left onto Causeway for 0.9 miles and then bear right. The plot can be found a short distance on your left hand side.

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