

Approx Gross Internal Area  
41 sq m / 445 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 Leasehold

LENGTH OF LEASE: 28 years remaining

ANNUAL GROUND RENT: £5556

GROUND RENT REVIEW PERIOD: [year]

ANNUAL SERVICE CHARGE AMOUNT: n/a

SERVICE CHARGE REVIEW PERIOD: n/a

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

COUNCIL TAX: n/a

HEATING: Gas LPG

ref: JETH/ESL/04/26/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

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## 129 Mathew Baker Caravans, Newgale, Haverfordwest, Pembrokeshire, SA62 6AS

- Holiday Home
- Very Well Presented
- Well Maintained Holiday Village
- Master Bedroom With En-Suite WC
- Sought After Coastal Location
- Sea Views And Walking Distance To Beach
- No Onward Chain
- Three Bedrooms
- Balcony Seating Area
- EPC Rating: EXEMPT

£60,000



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**The Agent that goes the Extra Mile**





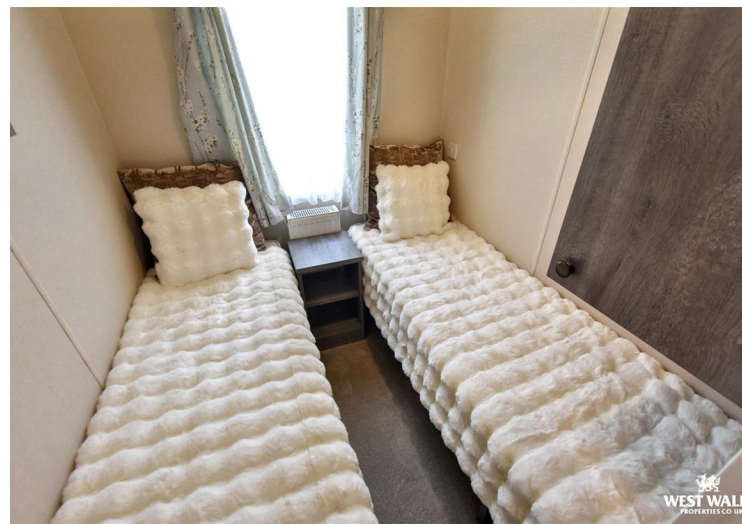
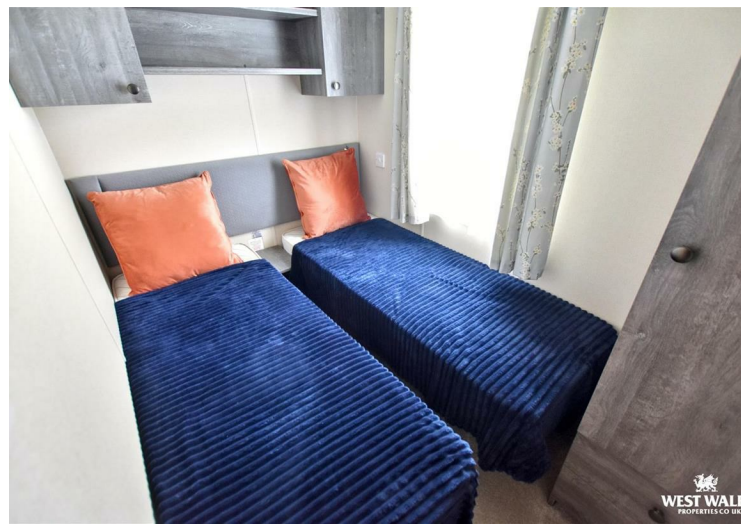
This is a fantastic opportunity to purchase a very well presented holiday home, situated on the highly desirable Mathew Baker Caravan site in Newgale. The home sits in an elevated position enjoying views of the sea to Newgale and is within walking distance of the beach. This holiday home offers the perfect 'lock up and leave' bolt hole to enjoy summers by the sea!

The layout of the property briefly comprises of an open plan living area with a lounge area with fire, a dining table to seat four people and a modern fitted kitchen equipped with a cooker and hob, microwave and an integral fridge/freezer. A door leads through to an inner hallway, progressing on to a master bedroom with fitted vanity area and en-suite WC Two further twin bedrooms have fitted wardrobe space, and are served by a family shower room.

Externally, the home benefits from a wooden decking area that wraps around the caravan providing ample outdoor seating; creating an ideal space to take in the fantastic scenery. Parking is available to the side of the property.

Viewing is highly recommended to appreciate its setting. The season for the caravan. It's 1st March to 30th November. Out of season you can visit in the day time to check the caravan but cannot stay over.

Newgale is one of the best known Blue Flag beaches in West Wales, with its three miles of beautiful sand, pebbled bank and wonderful surf. The village has a convenience/surf shop, public house, cafe and hardware/garden shop, and lies midway between the county town of Haverfordwest and the Cathedral City of St Davids.



### DIRECTIONS

From Haverfordwest take the A487 towards St Davids, passing through Pelcomb, Simpson Cross and Roch. As you come into Newgale, before the beach take the left hand turn. Follow the road until you come to Mathew Baker Caravan site on the left. Continue past the main entrance and then take the next left onto the site. Follow the road to the back of the park, where 129 is located. What/Three/Words://hometown.coverings.incline

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