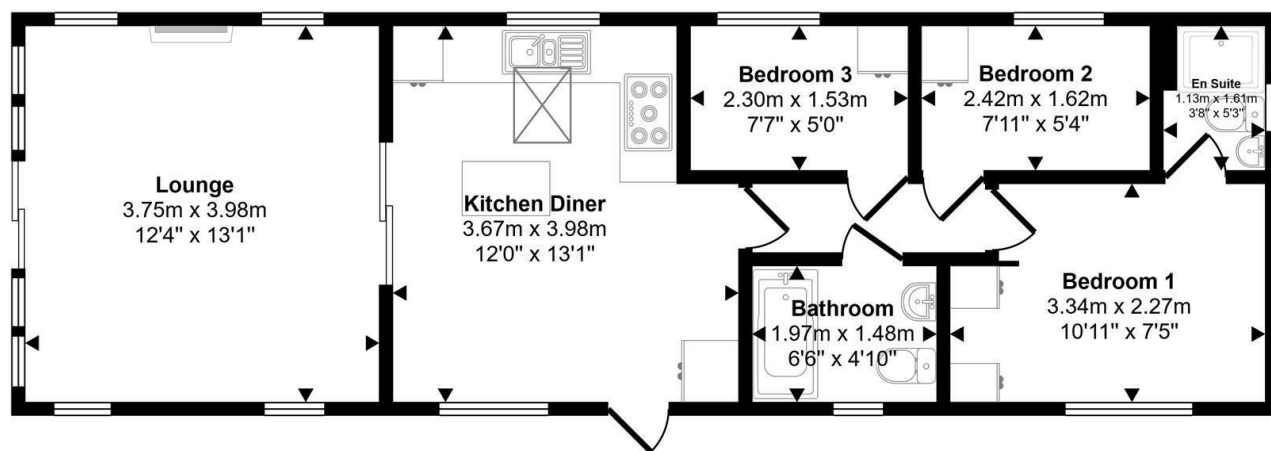


Approx Gross Internal Area  
53 sq m / 569 sq ft



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/LLE /MARCH/ 25

TAKEONOK/27/03/25/LLE

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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



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

- Immaculately Presented Caravan
- Brilliant Investment Opportunity
- Three Bedrooms
- Master With En-Suite
- Parking Space
- Sea Views
- Sought After Location
- Modern Kitchen/Diner
- Decking Area
- 28 Year Lease

**Offers Around £120,000**



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



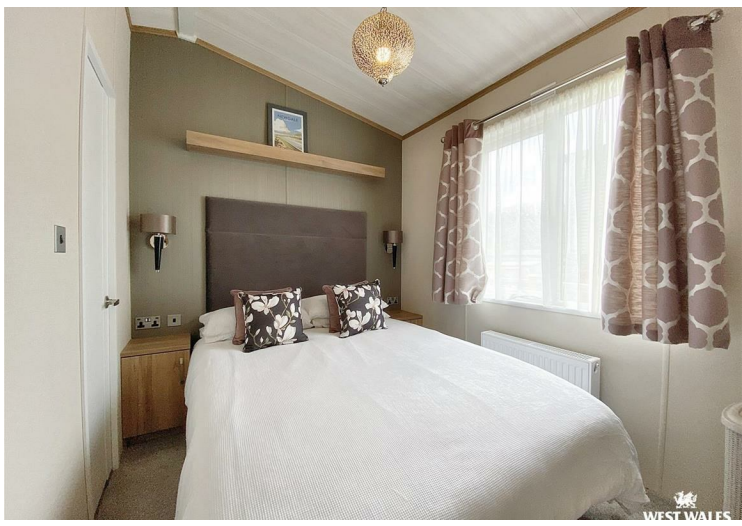
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EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk) TELEPHONE: 01437 762626

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





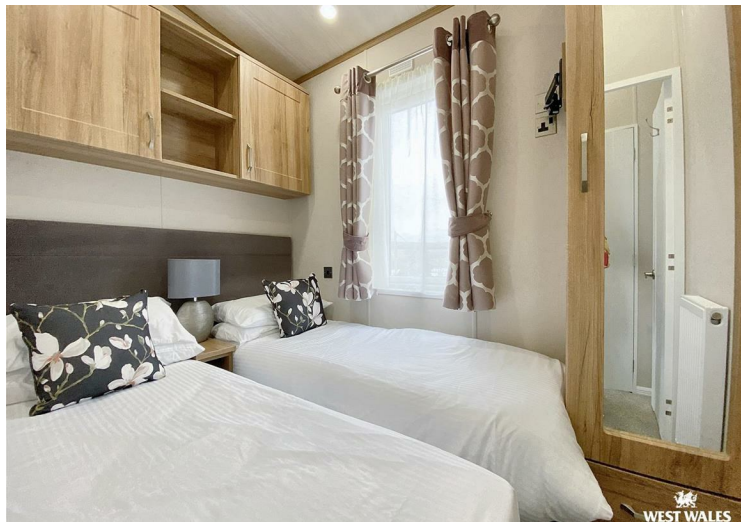


A brilliant opportunity to purchase a immaculately presented caravan, situated on the highly desirable Mathew Baker Caravan site in Newgale. Boasting views overlooking Newgale beach and the surrounding countryside, the caravan would make a fantastic holiday home. Viewing is highly recommended to appreciate its setting!

Designed with modern living in mind, you enter the caravan into a lovely open plan kitchen/diner. The kitchen boasts a contemporary design, and is fitted with a range of appliances. Sliding doors open into the living room which feature those idyllic views, with patio doors opening onto a decking area. The rear of the caravan provides a family bathroom, two twin bedrooms, and the master en-suite. All bedrooms offer fitted wardrobes, providing ample storage.

Externally, the caravan benefits from its own allocated parking to the side. A wooden decking area wraps around the caravan providing ample outdoor seating; creating an ideal BBQ area for those lovely summer evenings.

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 119 is located.  
[What/Three/Words:///hometown.coverings.incline](http://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.