



TOTAL AREA: APPROX. 52.6 SQ. METRES (566.3 SQ. FEET)

VIEWING: By appointment only via the Agents.

TENURE: Freehold

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

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: LPG Gas Heating

TAX: Band A

£59.67 per week ground rent charge to include water and drainage

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

MM/AMA/04/24/OK EJL

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.

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



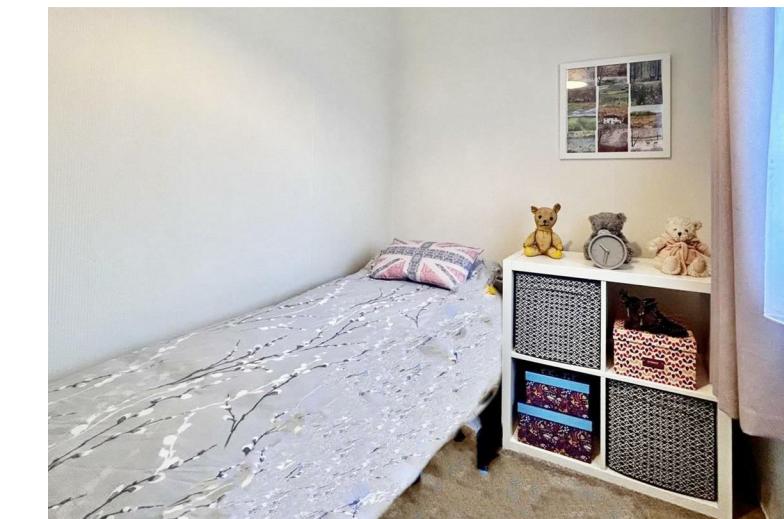
17 Park Hall, Pen Y Cwm, Haverfordwest, Pembrokeshire, SA62 6LS

- Residential Site No Age Restrictions
- Two Bedrooms
- Distant Sea And Coastal Views
- Off Road Parking
- LPG Gas Central Heating
- Park Home
- Open Plan Living
- Decked Seating Area
- Communal Gardens
- EPC EXEMPT

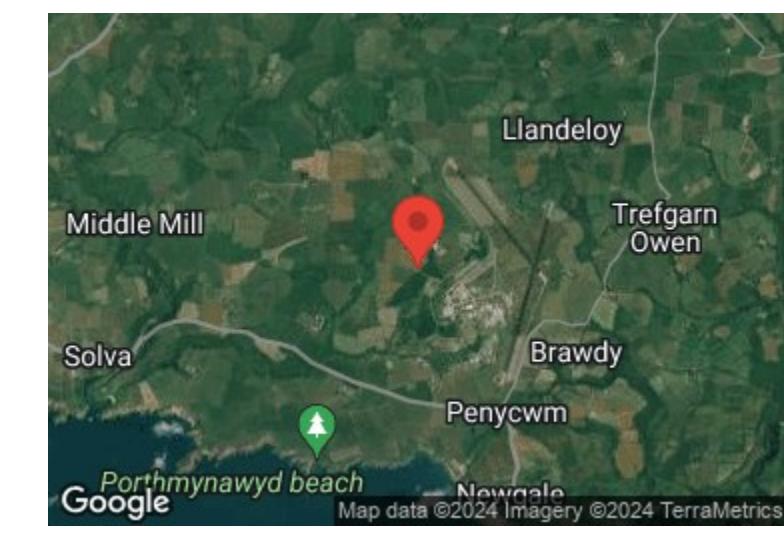
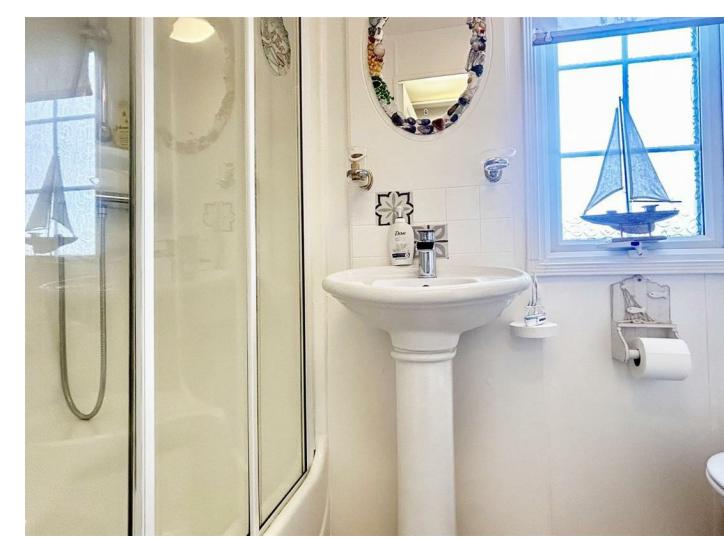
Offers In Excess Of £55,000

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****RESIDENTIAL SITE ****
A well presented Park Home, is situated on the edge of a small private residential park benefitting from full residential occupancy with no age restrictions and is pet friendly. with distant sea and coastal views ideally situated between the famous sandy beach at Newgale and the picturesque harbour village of Solva.
The accommodation comprises of hallway, open plan kitchen/living room/dining area, two bedrooms and a shower room. Property benefits from double glazing and LPG gas central heating. (New boiler installed in 2023)
Externally there is off-road parking to the side and a decked seating area surrounding the property with an enclosed private, open-plan garden as well as some communal green space for park residents.
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.
Haverfordwest has a wide range of amenities, including main line train station, hospital, sixth form college, schools, cinemas and leisure facilities. The village of Roch, just a couple of miles away, has a junior school, church, pub, shop and post office, whilst St Davids and Solva both have a wide array of cafe's, restaurants, shops and art galleries.
The stunning scenery of the Pembrokeshire Coast National Park provides endless opportunities for walking and enjoying the flora and fauna of the area, whilst a myriad of sporting activities can be enjoyed either on the beach, sea or golf course



DIRECTIONS

From Haverfordwest proceed north on the A.487 St. Davids Road. Proceed for along passing through the villages of Simpson Cross, Newgale and Pen Y Cwm, turn right for Brawdy Industrial site, take your next left and proceed for approx a mile where the site can be found on your left hand side. What3words theme.foreheads.onwards

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