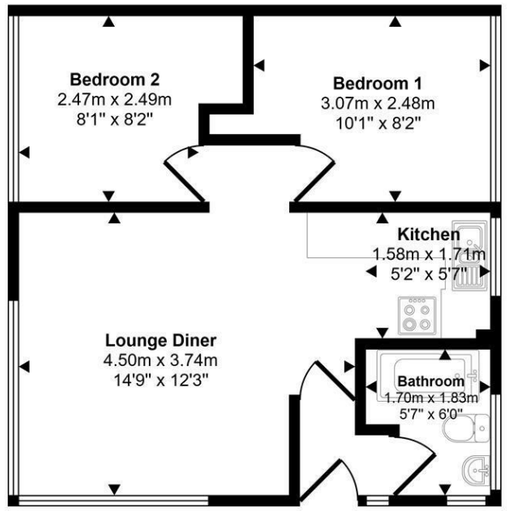
Approx Gross Internal Area
40 sq m / 435 sq ft



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: Leasehold, 45 years remaining from 2025, £0 ground rent, service charge for 2024 was £1011.75
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:
TAX: Band A

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

JETH/ESL/02/25/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

6 The Woodlands Roch, Haverfordwest, Pembrokeshire, SA62 6HB

- Semi-Detached Chalet
- Turn Key business
- Allocated Parking Space
- No Onward Chain
- Two Double Bedrooms
- Purpose Built Holiday Complex
- Double Glazing
- Well Maintained Communal Areas
- Leasehold Property
- Open Plan Living Space

Offers In The Region Of £49,500

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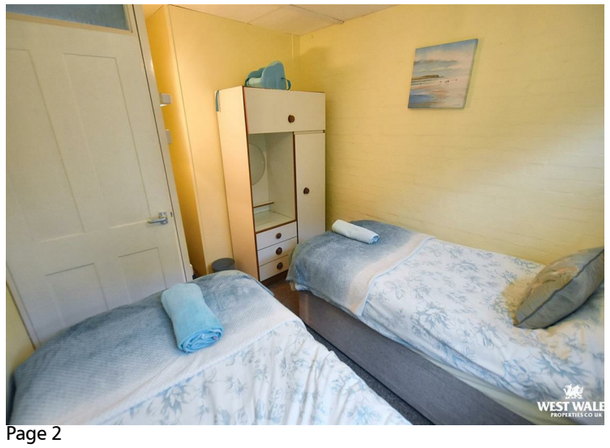
The Agent that goes the Extra Mile



A fantastic opportunity to purchase a semi detached holiday chalet being sold complete with contents. The chalet is situated in a well maintained purpose built holiday complex in the rural hamlet of Cuffern close to the nearby beaches and surrounded by the beautiful Pembrokeshire countryside. The property retains an occupancy restriction making it exempt from inflated second home council tax.

The property comprises of: Open plan lounge/kitchen/dining area, two bedrooms, shower room, and benefits from double glazing.

Externally: The property is surrounded by areas of communal landscaped gardens mainly laid to lawn and benefits from allocated parking.

The Pembrokeshire Coastline is close by and within easy reach are the beaches and coves of Newgale, Pen-Y-Cwm, Nolton Haven, Broad Haven, Druidstone Haven. The coastal path provides opportunities for many enjoyable walks along the stunning Pembrokeshire Coastline, an area of outstanding natural beauty. The Cathedral City of St Davids lies to the North West, and the county town of Haverfordwest with its many facilities and amenities is approximately 6 miles to the South. The nearby village of Roch has a post office/shop, public house, primary school and community hall.

DIRECTIONS

DIRECTIONS: From our office in Haverfordwest proceed out on the St Davids Road (A487) continuing for approx 6 miles into the village of Roch. Upon entering the village turn right at the crossroads, proceed through the village past the Castle and out of the village. Continue down the hill and up the other side taking the 2nd right for Cuffern. Take the 2nd left into The Woodlands, where you will find number 6 on the left-hand side, the allocated parking is in the parking area to the rear of the site. What3Words: blip.booms.pulled

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