



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.  
TAX: Band N/A

AL/ESL/09/22/OK/ESL  
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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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)  
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## Hazel House, Plot 3 Portfield View, Haverfordwest, Pembrokeshire, SA61 1DY

- Residential Development
- New Build Semi-Detached House
- Garden To Rear
- Edge Of Town
- Turfed Garden With Planting Plan
- Three Bedrooms
- Solar Panels
- Off Road Parking With Car Charging Point
- Timber Framed Construction
- Reserve Off Plan

Offers In Excess Of £242,000

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*The Agent that goes the Extra Mile*







The Portfield View Development is a residential cul-de-sac comprising of 20 new build properties of modern timber framed construction. The available plots offer a range of one, two, three and four bedroom detached and semi detached properties, to be completed to a high specification.

Hazel House has planning in place for a Three Bedroom detached freehold house measuring 83.5sqm over three floors. This forward thinking property will be installed with efficient electric heating and solar panels with back up battery providing reduced energy costs. The property will benefit from off road parking with an electric car charging point, and a turfed garden with an intricate planting in place for aesthetics.

The developer will offer the opportunity to reserve the property off plan with a holding deposit, and will provide a budget for floor coverings and the potential to upgrade the quality of materials and finishing's if desired.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, main line train station, leisure centre/swimming pool, cinema, restaurants, pubs etc.

PLEASE NOTE THAT THE IMAGES PROVIDED ARE CGI AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

The beautiful Pembrokeshire coast is only 6 miles to the south west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and bird life. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.



### DIRECTIONS

From our Haverfordwest office, continue up High Street and at the traffic lights turn right onto the Portfield Road, go over the mini roundabout and continue along until you see the development on the left-hand side before the fork in the road. What3Words reference: flows booth points



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