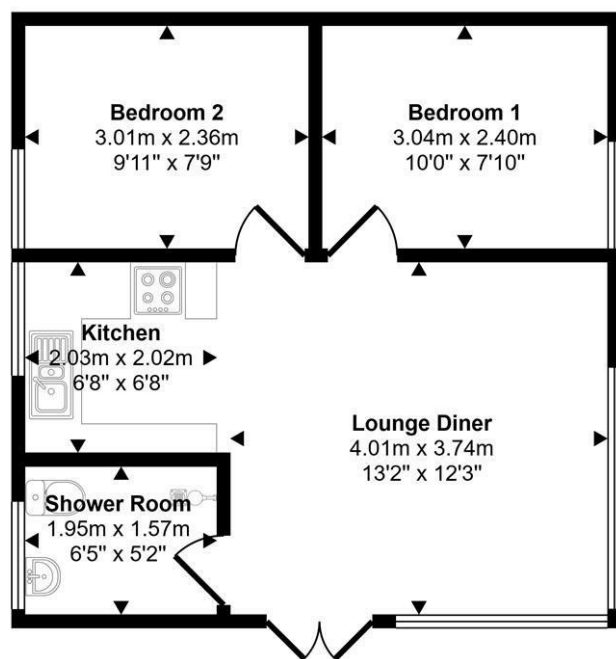


Approx Gross Internal Area
39 sq m / 415 sq ft



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: Freehold

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

Property has Mains Electric, Mains Water, Mains Drainage.

HEATING: Electric

TAX: Band A

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

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626



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

- Semi Detached Holiday Chalet
- Two Double Bedrooms
- Allocated Parking Space
- No Onward Chain
- Excellent Investment
- Freehold
- Well Presented
- Beautifully Maintained Site
- Occupancy Restriction And Site Fees Apply
- EPC Rating: N/A

£59,995



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

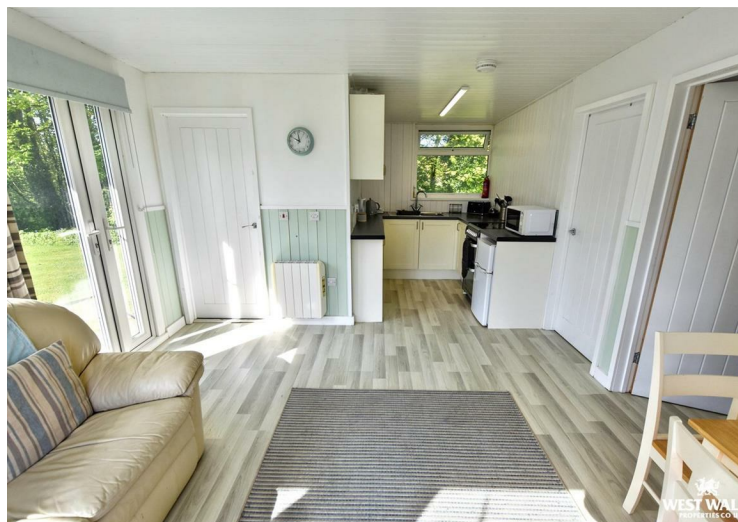


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The Agent that goes the Extra Mile





FREEHOLD

A fantastic opportunity to purchase a freehold semi-detached holiday chalet in the immaculately maintained holiday village, Woodlands Park. The property is located close to the award winning beach of Newgale and the surrounding coastline, and is a convenient drive away from Haverfordwest town. This is a great investment for someone who is looking for a private bolt hole or someone who is looking to embark on a holiday letting venture.

The property has been re-configured by the current vendors to make the best use of space, now offering an open plan living/dining area with kitchen, two double bedrooms and a shower room. The property is served by electric heating, double glazing and is in a great decorative order.

Externally, there is an allocated parking bay close by to the property. A footpath through communal gardens lead to the chalet, and there are well tended lawned gardens to all aspects. The position on the edge of the site allows for a pretty outlook onto the woodlands at the rear.

Viewing is highly recommended in order to appreciate! Please note that site rules and occupancy restrictions apply.

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 right hand side. What3Words: ///patrolled.margin.apparatus



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