



SERVICED PLOTS
AVAILABLE FOR SALE

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.

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MAYFAIR OFFICE IN
LONDON



The Hook, Plot 9 Summerhill, New Road, Freystrop, Haverfordwest, Pembrokeshire, SA62 4LQ

- Executive Development
- Open Plan Living/Kitchen/Dining Area
- 4 Bedrooms - 2 En-Suite
- Garden to the Rear
- Underfloor Heating
- 4 Bedroom Detached House
- Master Bedroom En-Suite and Dressing Room
- Driveway And Detached Garage
- Air Source Heat Pump
- Reputable Developer

Offers In Excess Of £525,000



Property House, 12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

Email: finest@westwalesproperties.co.uk
Telephone: 0345 094 3006



We Say...

"The Hook" - Plot 9 - An opportunity to purchase a 4 bedroom detached house set on an executive development in the sought after, semi-rural area of Freystrop, just 4.5 miles away from Pembrokeshire's County town of Haverfordwest.

This property is in the final stages of the development and will briefly comprise; Entrance hall, lounge, office/playroom, an open plan kitchen/dining/living area with a utility room and downstairs shower room.

On the first floor is a master suite with dressing room and an en-suite shower room, a second bedroom with an en-suite shower room, and two further bedrooms. There is also a family bathroom with separate shower and bath.

Externally the property will offer a driveway providing off road parking and a detached garage. There is a garden to the rear which will be mostly laid to lawn with a patio seating area. This property further benefits from underfloor heating throughout the ground floor and an air source heating system. We are informed that the plots will be serviced with mains electric/water and drainage.

The completed property will have the benefit of a Professional Consultants Certificate. These properties are a must view to appreciate.

SPECIFICATION MAY CHANGE FROM ARTISTS IMPRESSION, PLEASE CHECK. IMAGES FOR ILLUSTRATION PURPOSES ONLY.

Location

The estuary village of Hook on the Western Cleddau, has local amenities including shop/post office, primary school and sports club, and gives access to the beautiful scenery of the Cleddau Estuary. The county town of Haverfordwest is approximately 5 miles to the north and enjoys a wide variety of amenities including secondary schools, shops, supermarkets, a college of further education, swimming pool, library, restaurants etc.



DIRECTIONS

From our office in Haverfordwest proceed along the Freemans Way bypass to Merlins Bridge (McDonald's roundabout). Take the first exit to Hook, Llangwm, Burton, and follow the road to Freystrop. Turn left onto New Road, and you will find the development on the right hand side.
 What3Words reference: headline.reissued.jumbled

GENERAL INFORMATION

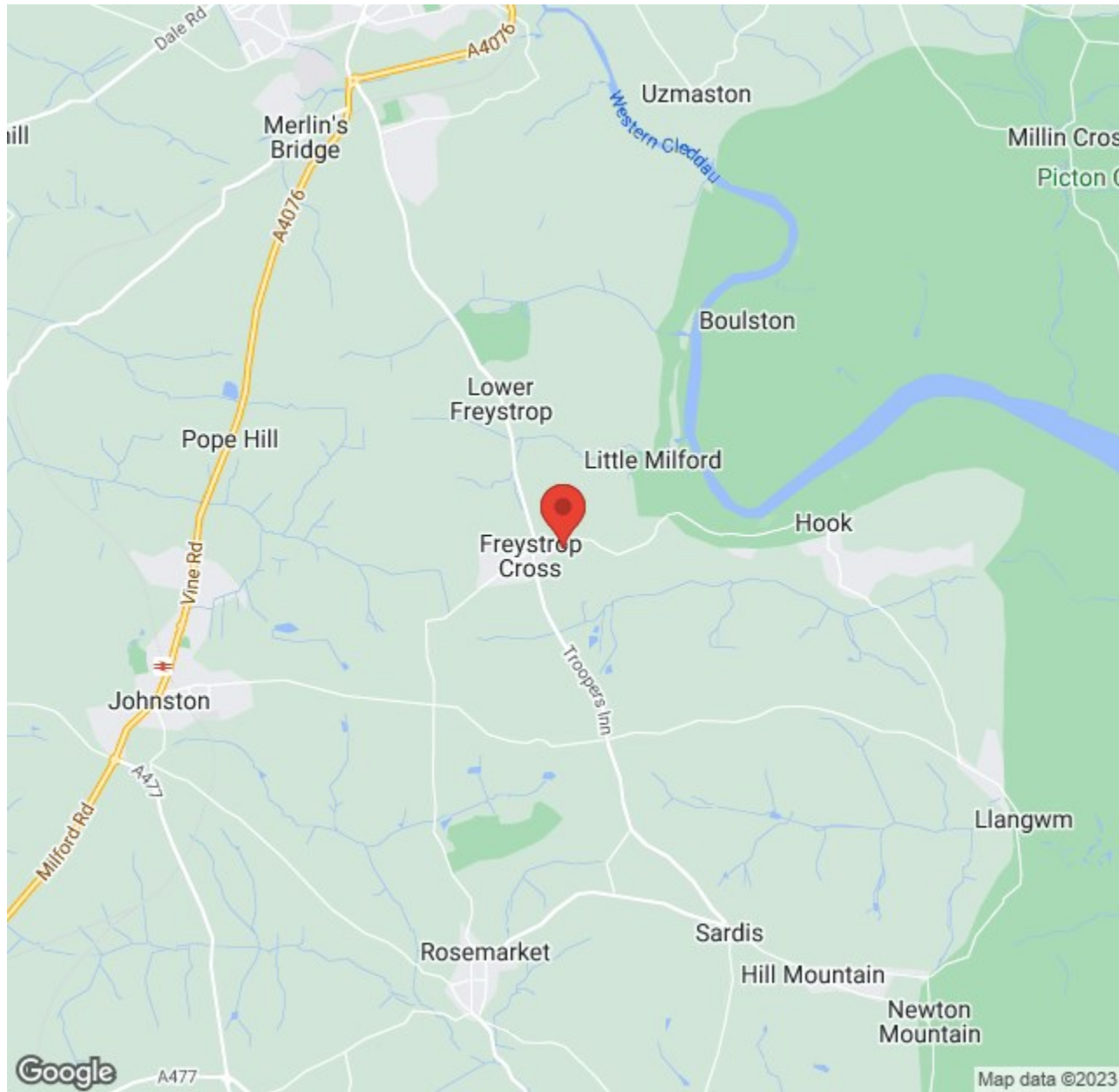
VIEWING: By appointment only via the Agents.
 TENURE: We are advised Freehold.
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 TAX: Band N/A

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

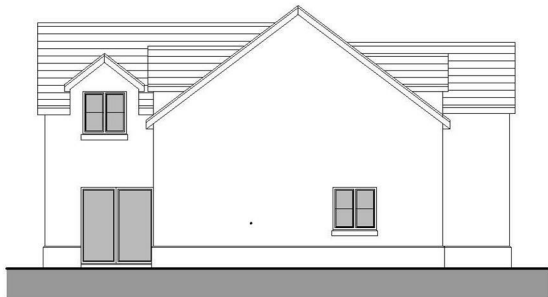
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AERIAL VIEW



Proposed South West Elevation



Proposed North West Elevation



Proposed North East Elevation



Proposed South East Elevation

Finishing Schedule as Proposed

- Ridge - Blue grey interlocking ridge tiles
- Roof Covering - Composite slate
- Fascias/Bargeboards - Grey Upvc
- Rainwater Goods - Black Upvc
- Walls - Smooth rendered
- Plinth - Facing brick
- Windows/Doors - Grey Upvc/GRP
- Cills - Concrete painted
- Heads - Facing brick

Drawing Proposed Elevations (House Type 1A)		
Client BDS Contracts Ltd		
Project Title Proposed 24No Dwellings at Land off New Road, Freystrop, Haverfordwest.		Scale: 1:100 Date: April 2022
Drawing Number 004	Revision	

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