



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

- Executive Development
- Open Plan Living/Kitchen/Dining Area
- 4 Bathrooms - 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

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Offers In Excess Of £525,000

**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

MD/MD/02.23/OKMD

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**AERIAL VIEW**



