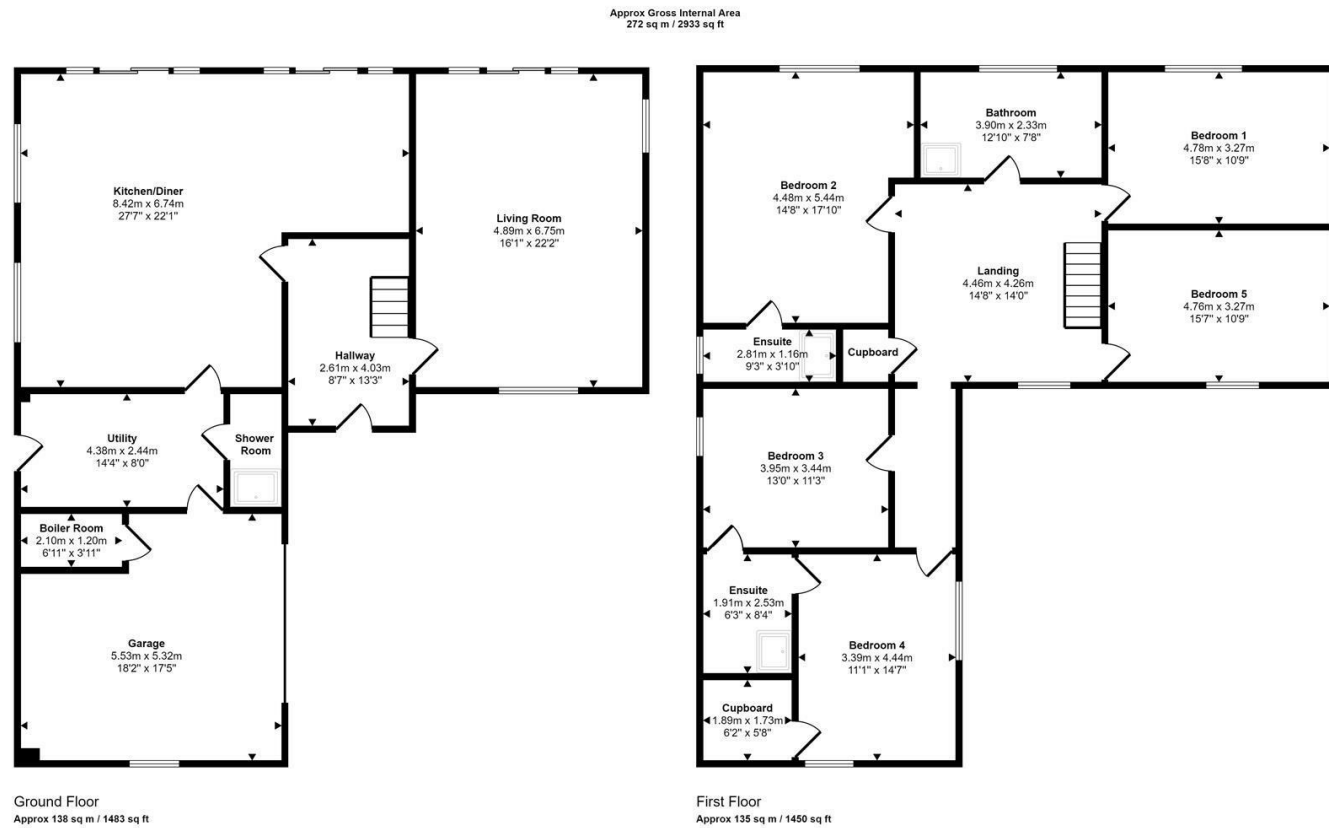




**The Dale, Plot 15 Summerhill, New Road, Freystrop, Haverfordwest, Pembrokeshire, SA62 4LQ**



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.

- Executive Development
- Three Bedrooms with En-Suites
- Open Plan Kitchen/Dining/Living Area
- Garden to the Rear
- Underfloor Heating
- 5 Bedroom Detached House
- Four Bathrooms
- Integral Garage & Driveway
- Air Source Heat Pump
- Reputable Developer

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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## We Say...

"The Dale" - Plot 15 - An opportunity to purchase a 5 bedroom New Build Detached House set on an exclusive development, in the sought after semi-rural area of Freystrop, just 4.5 miles away from Pembrokeshire's County town of Haverfordwest.

Currently under construction, this property will briefly comprise; Entrance hall leading to the main lounge, open plan kitchen/dining living area with french doors leading to the garden and patio, downstairs shower room, and a utility room with door leading through to an integral garage.

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

Externally the property will offer a driveway providing off road parking, 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**

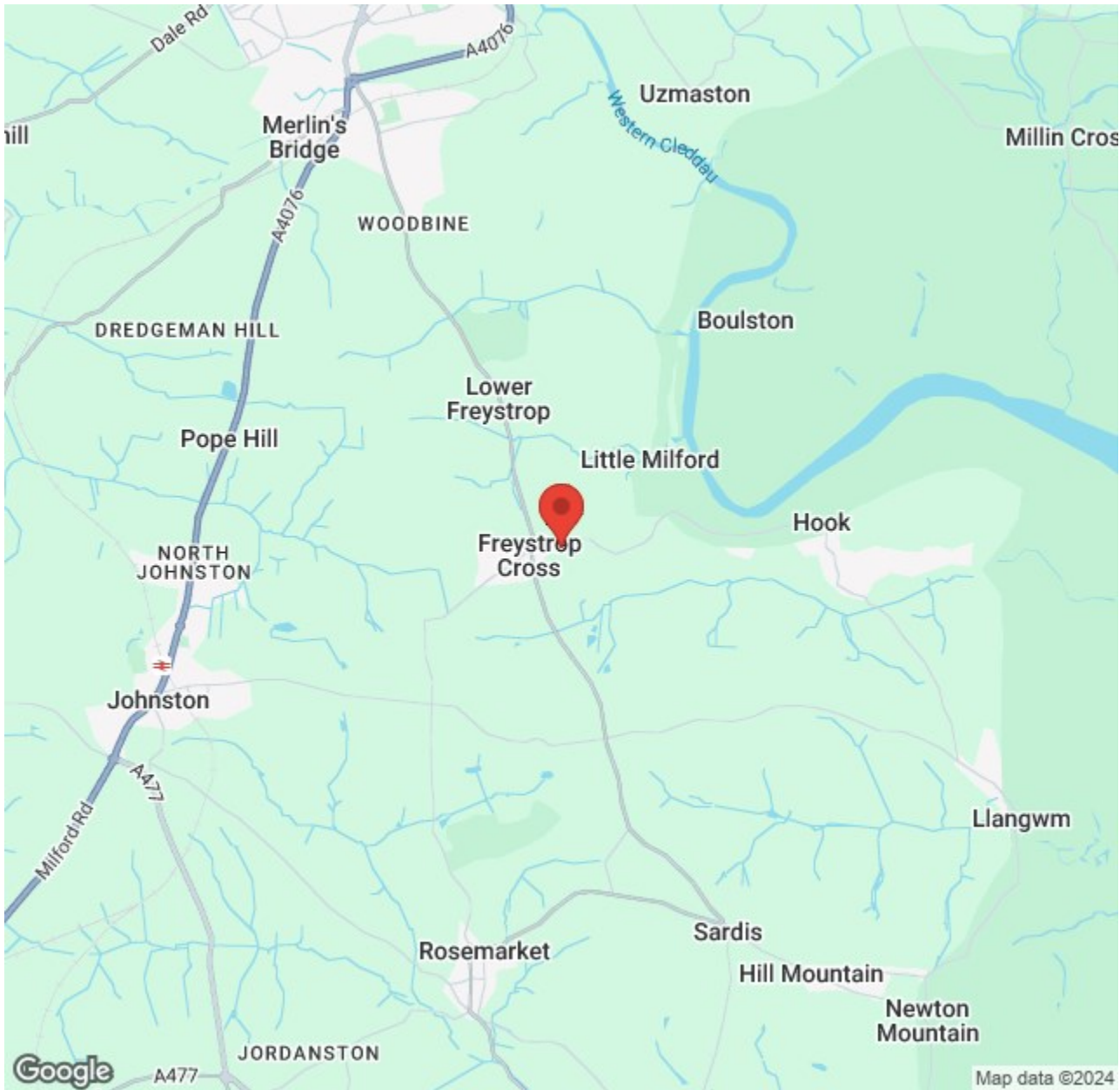
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold.  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band N/A

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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<https://www.facebook.com/westwalesproperties/>

**AERIAL VIEW**







Proposed South West Elevation



Proposed South East Elevation



Proposed South West Elevation



Proposed North West 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
Flint - Facing brick
Windows/Doors - Grey Upvc/GRP
Cills - Concrete painted
Heads - Facing brick

0 1 2 3 4  
1:100 A3

Drawing	
Proposed Elevations (House Type 2B)	
Client: BDS Contracts Ltd	
Project Title: Proposed 24No Dwellings at Land off New Road, Freystrop, Haverfordwest.	
Drawing Number	Revision
008	
Scale	Date
1:100	April 2022

