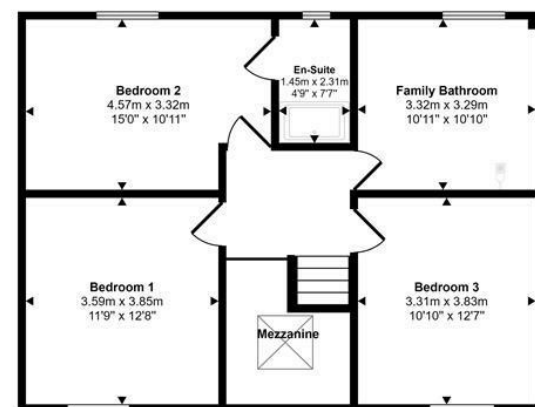


Ground Floor  
Approx 97 sq m / 1045 sq ft



First Floor  
Approx 64 sq m / 684 sq ft

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.

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 Merlin" - Plot 5 - An opportunity to purchase a 3 bedroom detached property 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.

With approved planning in place, this property will briefly comprise; Entrance hall, lounge/office/playroom, an open plan kitchen/dining/family area with a downstairs shower room and utility room leading to integral garage.

On the first floor is a master bedroom with an en-suite shower room, and three 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 garage. There will be a garden to the rear which will be mostly laid to lawn with a patio seating area. The property will further benefit 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.

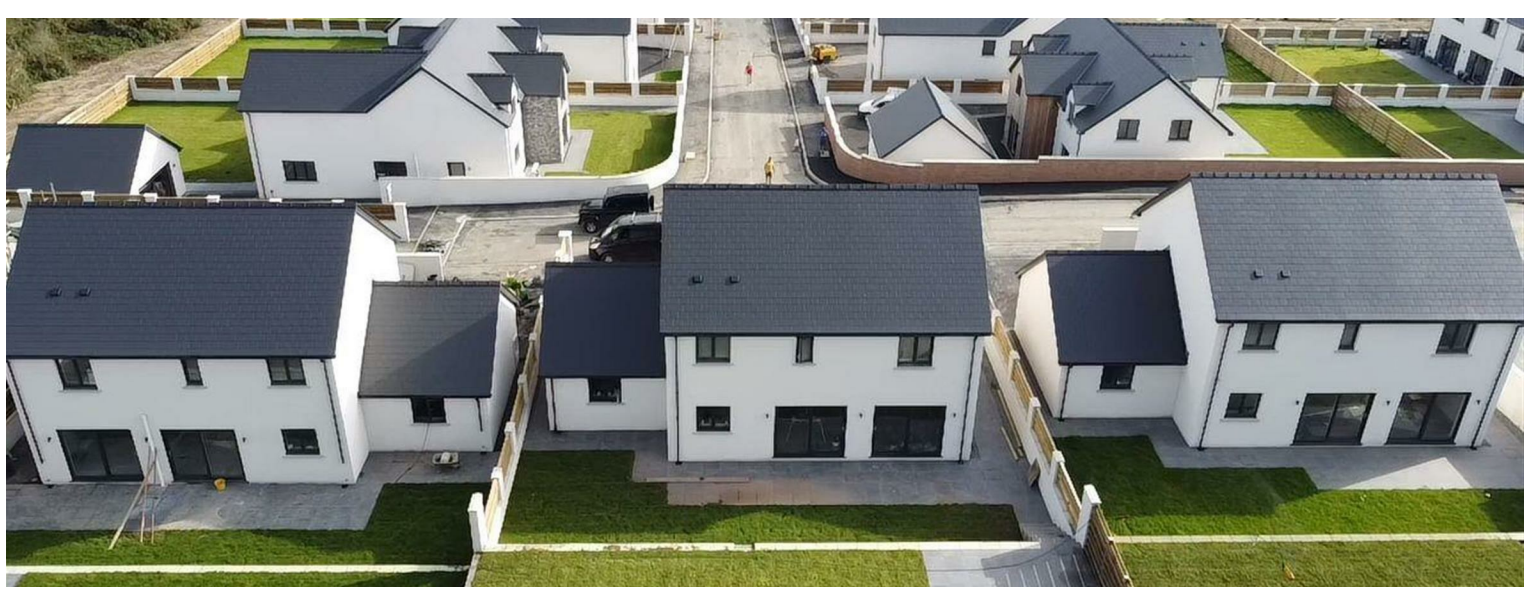
The completed property will have the benefit of a Professional Consultants Certificate.

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

Take the location tour here: <https://homeonfilm.live/v1/10020/17112874>

## 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**

