



The Hook, Plot 18 Summerhill, New Road, Freystrop, Haverfordwest, Pembrokeshire, SA62 4LQ

- Executive Development
- Open Plan Kitchen/Dining/Living Area
- 4 Bathrooms - 2 En-Suite
- Garden to the Rear
- Underfloor Heating
- 4 Bedroom Detached House
- Master Bedroom En-Suite and Dressing Room
- Driveway with Optional Garage
- 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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Offers In Excess Of £495,000

**We Say...**

"The Hook" - Plot 18 - 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. 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.

Note - At this property there is currently an option to have a detached garage, although this will depend on timing of offer/interest and would alter the price, please enquire to discuss this further.

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

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.



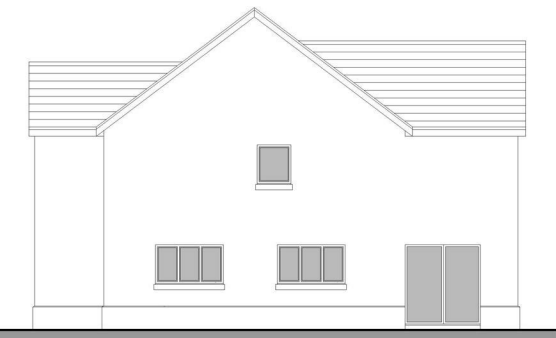
Proposed Front Elevation



Proposed Side Elevation (Left)



Proposed Rear Elevation



Proposed Side Elevation (Right)

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
Chills	Concrete painted
Heads	Facing brick

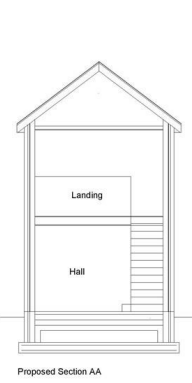
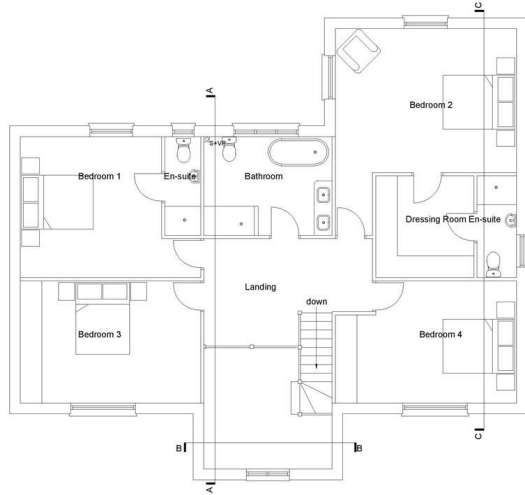
Drawing Proposed Elevations (House Type 1A)		
Client BDS Assets Ltd		
Project Title Proposed 12No Dwellings at Land off New Road, Freystrop, Haverfordwest.		
Drawing Number 008	Revision	Scale 1:100
		Date Dec 2023



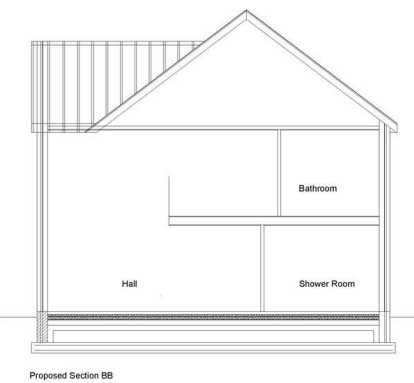
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**Location**

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Proposed Section AA



Proposed Section BB



Proposed Section BB



Drawing Proposed First Floor Plan & Sections (House Type 1A)		
Client BDS Assets Ltd		
Project Title Proposed 12No Dwellings at Land off New Road, Freystrop, Haverfordwest.		
Drawing Number	Revision	Scale
		1:100



**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**

