



**The Llangwm, Plot 28 Summerhill, New Road, Freystrop, Haverfordwest, Pembrokeshire, SA62 4LQ**

- Bespoke New Build
- Exclusive Development
- Five Double Bedrooms
- Garage And Parking
- Garden To Rear
- Detached House
- Reputable Builder
- Master Suite With Dressing Room, En-Suite And Balcony
- Open Plan Living
- Village Location

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 Llangwm" - Plot 28 - An opportunity to purchase a bespoke and unique 4/5 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 currently in development and will briefly comprise; Entrance hall, lounge, an open plan kitchen/dining/living area with a larder and a utility room leading to a downstairs shower room. On the first floor is the grand master suite with an impressive full width glass panelled wall with Juliette balcony overlooking the rear garden, enjoying dual aspect countryside views, further benefiting from an en-suite shower room and dressing area. A second bedroom with an en-suite shower room, and two further double 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 and guest suite above. There is a garden to the rear which will be mostly laid to lawn with a private patio seating area to enjoy outside dining.

This plot has underfloor heating and an air source heat pump installed. We are informed that the plot will be serviced with mains electric/water and drainage. This development is a must view to appreciate. The completed property will have the benefit of a Professional Consultants Certificate,

PHOTOGRAPHIC IMAGES ARE OF PLOT 11, AND ARE FOR REFERENCE ONLY - ADJUSTMENTS AND ALTERATIONS TO THE DESIGN ARE APPLICABLE. PLEASE SPEAK TO OUR OFFICE TO DISCUSS THIS.

Take the 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.

**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

SSG/SSG/OK/1123SSG

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**AERIAL VIEW**





