



Hazel House

Plot 3, Portfield View, Portfield, Haverfordwest SA61 1DY

- New Build Development
- Semi-Detached 3 Bedroom House
- Garden To Rear
- Edge Of Town
- Turfed Garden With Planting Plan
- Three Storey
- Electric Heating / Solar Panels
- Available to Reserve Off Plan
- Traditional Construction
- Optional Extras: Air Source Heat Pump & Solar Battery Storage

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 Portfield View Development is a residential cul-de-sac comprising 21 new build properties. The available plots offer a range of one, three, and four-bedroom detached and semi-detached properties, to be completed to a high specification.

Hazel House, Plot 3, will be a three-bedroom semi-detached freehold house of traditional construction and will measure approx 83.5 sqm, set over three floors. This forward-thinking property will be installed with efficient electric heating and solar panels with an optional backup battery providing reduced energy costs. The property will benefit from off-road parking with a turfed garden with intricate planting in place for aesthetics.

Optional air Source Heat Pump and optional Solar Panel Battery Storage unit.

The developer will offer the opportunity to reserve the property off-plan with a holding deposit and will offer the potential to upgrade the quality of materials and finishing if desired.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure center/swimming pool, cinema, restaurants, pubs, etc.

PLEASE NOTE THAT THE IMAGES PROVIDED ARE CGI AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and bird life. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.

Notes:	See notes on drawings. Do not scale these drawings. Refer to contract documents when making any amendments. Check dimensions on site. All measurements are to the face of the work.
General:	Work to be done in accordance with the contract documents and specifications. Materials and workmanship shall conform with the contract documents and specifications. The contractor shall be responsible for the design and construction of the work.
Floor Area (Gross):	Ground Floor: 27sqm First Floor: 27sqm Second Floor: 27sqm Total: 81sqm
Materials & Finishes:	Roof: Smooth Grey Roof Tiles. Rainwater Goods: Upvc colour Anthracite. Cladding: 75mm Shiplap Exterior Grade Timber Cladding with dark walnut finish. Render: E-Render Cream Colour. Doors & Windows: Upvc colour Anthracite. Window Cills: Cut stone cills finished Mid Grey. Front Doors: Composite Doors, range of colours. Solar Panels: 4pc. Solar Panel Units.
Client Name:	Water Domes
Project Address:	141 Portfield Haverford West SA61 1DT
Job Title:	141 Portfield
Draw No:	Proposed Floor Plans & Elevations - Plot 3, 4 & 7
Draw No:	RS48-05-A1
Date:	11/12/2024
Scale:	1:50

Proposed Second Floor Plan
1:50

Construction notes include:
 - UPVC FABRICA AND SOFFIT AND RAINWATER GOODS AS PER THE CONSTRUCTION NOTES.
 - PITCHED ROOF TO BE CONSTRUCTED AS DESCRIBED IN THE CONSTRUCTION NOTES.
 - STAIRS TO BE DESIGNED BY SPECIALIST AS DESCRIBED IN THE CONSTRUCTION NOTES.
 - STAIRS TO COMPLY WITH APPROVED DOCUMENT PART K OF THE BUILDING REGULATIONS.
 - INSULATED STUD PARTITIONS INCORPORATING DOORS SHOWN TRUE WITH THE 12.5mm MOISTURE RESISTING PLASTERBOARD AND FILLED WITH ROCKWOOL SOUNDING SLAB INSULATION OR SIMILAR. REFER TO THE CONSTRUCTION NOTES FOR SPECIFICATION.
 - SUPPLY AND INSTALL NEW UPVC DOOR INCORPORATING 8.0mm TRICKLE VENT & IG LITEL OVER TO ENGINEERS DRAWINGS AND SPECIFICATIONS.
 - FOR DORMER WALL FOR CONSTRUCTION REFER TO SPECIFICATION NOTES.



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.
HEATING: Electric heating and solar panels with optional backup battery
TAX: Band N/A

AL/ESL/09/22/OK/ESL

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Be sure to follow us on Twitter: @ WWProps
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LOCATION

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants and pubs.

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DIRECTIONS

From our Haverfordwest office, continue up High Street and at the traffic lights turn right onto the Portfield Road, go over the mini roundabout and continue along until you see the development on the left-hand side before the fork in the road. What3Words reference: flows.booth.points

AERIAL VIEW



