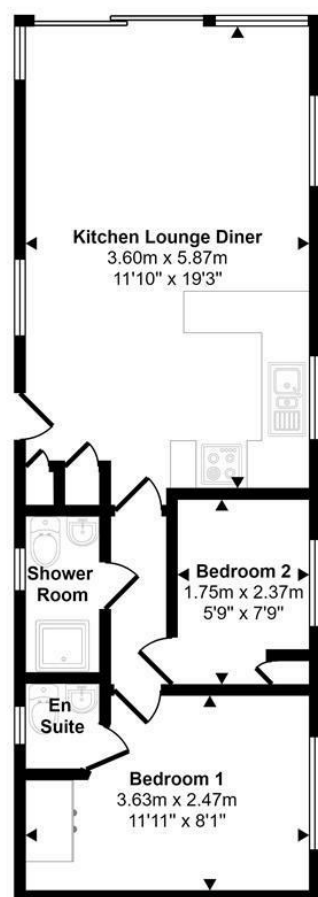


Approx Gross Internal Area  
40 sq m / 430 sq ft



Floorplan

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.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Leasehold  
LENGTH OF LEASE: 20  
ANNUAL GROUND RENT: £2944  
GROUND RENT REVIEW PERIOD: 1st December yearly  
RESALE: 10% + VAT Payable to site owner on resale

SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'Exempt'

ref: /CFH/08/23/CPS/08/23 OKEJL

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626



### Plot 25 Tretio Caravan & Camping Park, St. Davids, Haverfordwest, Pembrokeshire, SA62 6DE

- Fantastic Holiday Home
- Sought After Location
- Situated in Pembrokeshire National Park
- Master Bedroom with En-Suite
- EPC Exempt
- No Onward Chain
- Open Plan Living Area
- Kitchen Fitted with Appliances
- Two Bedrooms

Price £59,900



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**The Agent that goes the Extra Mile**



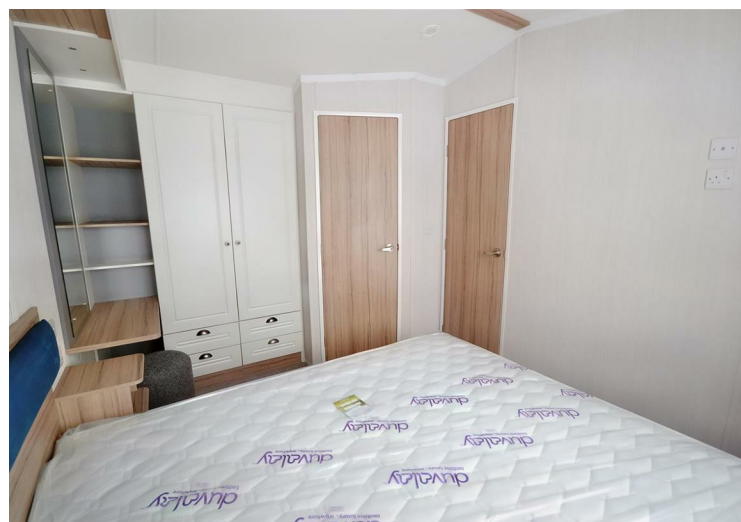




An immaculately presented New Swift ArdenNES situated on the St Davids Peninsula, within easy reach of stunning beaches and coves, and the famous Pembrokeshire Coastal Path. This beautifully appointed property would make a fantastic holiday retreat, which the current owner describes as sitting in "one of the sunniest spots in the park" which can be used for 10.5 months of the year.

This fabulous property offers spacious and welcoming accommodation, and briefly comprises a stylish and modern open plan kitchen, with a selection of contemporary wall and base units, complimentary work surfaces and integrated fridge/freezer and microwave, lounge/dining area with patio doors out onto the decking, a Master Bedroom with fitted wardrobe and En-Suite, a Twin Room, and a Shower Room.

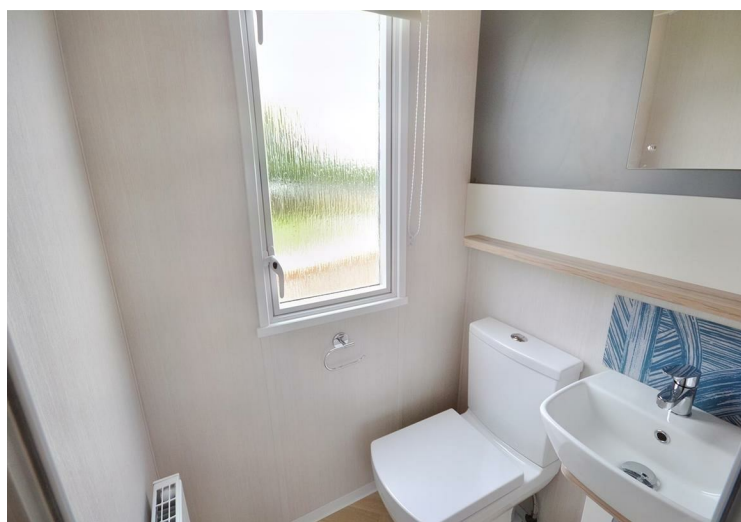
Tretio Caravan & Camping Park is a 4 star family campsite set in rolling countryside not far from the Cathedral city of St Davids and the Pembrokeshire Coastal path. This well appointed site enjoys far reaching views, a children's play area, playing field, and a reception building.



Site fees are £3082.52 – this includes grounds maintenance, water, refuse collection, sewerage & land drainage. Fees are payable at the beginning of each year and reviewed annually. Season runs from March 1st -January 10th.

Tretio is just 1.5 miles from the nearest beach which is dog friendly all year round and the Blue Lagoon which is popular for wild swimming and coastering. A ten minute drive will take you to Whitesands bay, a famous and beautiful Pembrokeshire surf spot with coastal path access to St Davids Head with its magnificent views in all directions. You can walk through fields and farm tracks from the site to reach the Coastal path within 25 minutes or jump on the local Strumble shuttle bus to explore further afield.

### GENERAL INFORMATION LEASEHOLD.



### DIRECTIONS

On leaving Fishguard office, continue out of Fishguard towards Goodwick, and take the road to St Davids. Continue on this road into Croesgoch, drive through the village, take the turning right signposted Tretio and Abereiddi. Continue on this road for some time until you reach a t-junction. Take the turning left to Bera. Continue on this road, then turn left signposted Tretio. Follow the road until you reach Tretio Caravan & Camping Site. What3Words: crumble,kickers.excellent.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.