



**Plot A1, Eastmoor Park, Cuffern, Roch, Haverfordwest, Pembrokeshire, SA62**

- Total Plot Size 2 Acres Aprox
- Quiet Location
- Viewing Strictly By Appointment
- Rare Opportunity

**Offers In The Region Of £20,000**

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



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: NA  
TAX: No tax band

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<https://www.facebook.com/westwalesproperties/>

SSG/AMA/12/23/TakeOnOk

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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Approximately 2 Acres

The land is located off an existing residential development in Eastmoor Park, Cuffern; ideally located in a picturesque village a few miles outside of the County Town of Haverfordwest.

The Pembrokeshire Coastline is close by and within easy reach are the beaches and coves of Newgale, Pen-Y-Cwm, Nolton Haven, Broad Haven, Druidstone Haven. The coastal path provides opportunities for many enjoyable walks along the stunning Pembrokeshire Coastline, an area of outstanding natural beauty. The Cathedral City of St Davids lies to the North West, and the county town of Haverfordwest with its many facilities and amenities is approximately 6 miles to the South. The nearby village of Roch has a post office/shop, public house, primary school and community hall.

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#### **DIRECTIONS**

From our Haverfordwest Office, proceed up High Street and Dew Street. Continue right at the traffic lights, and turn right down Barn Street. Continue over the roundabout, and pass Lidl on the left. Take the first exit. At the roundabout, take the first exit. At the next roundabout take the second exit. Continue on this road for approximately 5 miles. When arriving in Simpsons Cross, take the right turning sign posted Cuffern. Continue this road, passing Cuffern Manor. Take the right into the estate, between the two large stone jambs, and follow the road past Beech Close, on the mini roundabout take the second exist (down an access road) that will lead you to a gate, the fenced plot of land can be found on the far right.

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