

## Walnut Tree Cottage

Plot 20, Portfield View, Portfield, Haverfordwest SA61 1DY

- New Build Development
- One Bed Detached Bungalow
- Garden To Rear
- Edge Of Town
- Turfed Garden With Planting Plan
- Off Road Parking
- Solar Panels / Electric Heating
- Available to Reserve Off Plan
- Timber Framed 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 Development is a residential cul-de-sac comprising of 21 new build properties of modern timber framed construction. The available plots offer a range of one, two, three, and four-bedroom detached and semi-detached properties, to be completed to a high specification.

Walnut Tree Cottage, Plot 20, will be a one-bedroom detached bungalow measuring approx 50sqm. 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.

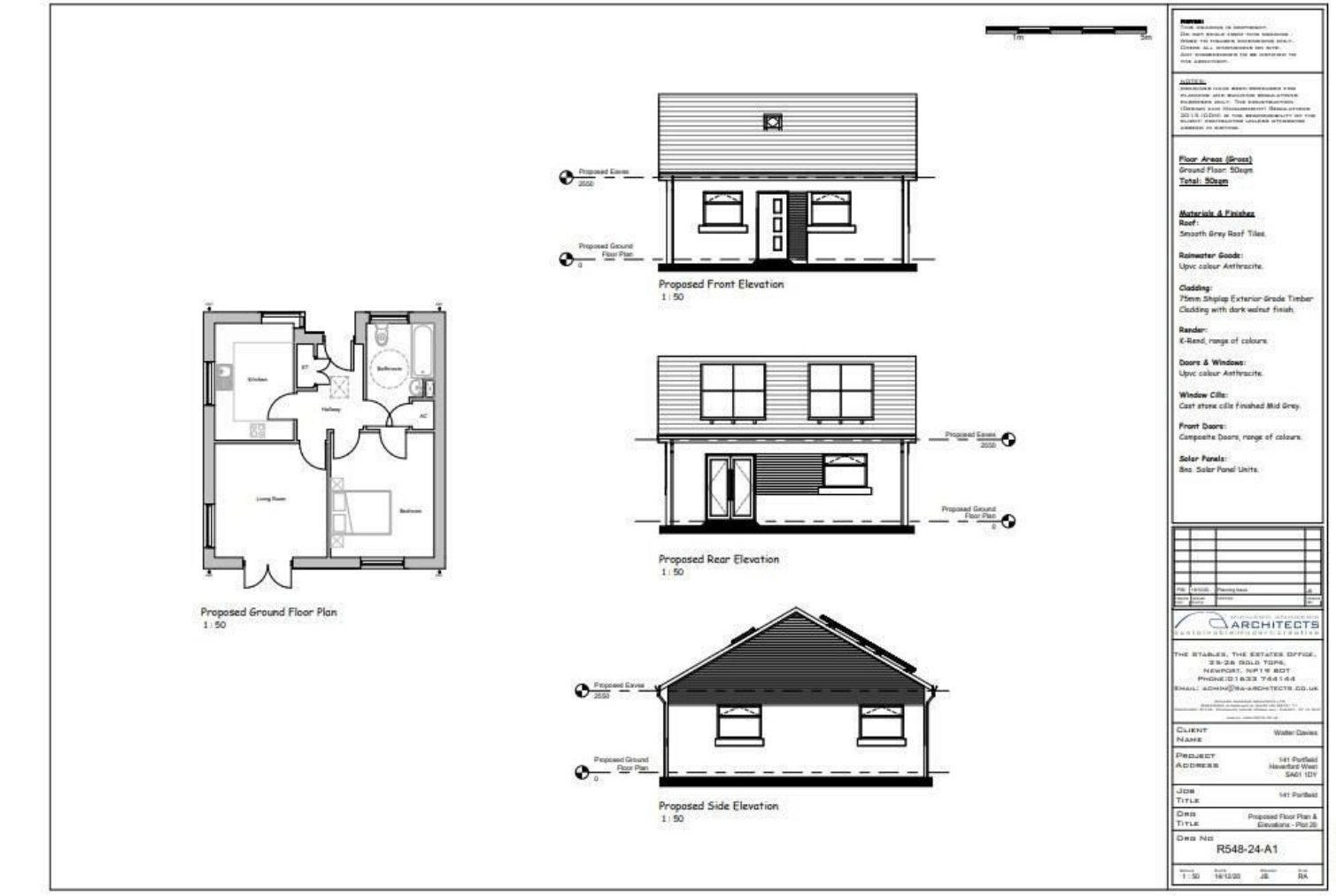
Optional Air Source Heat Pump and optional Solar Panel Battery Storage unit.

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.

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

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.

The beautiful Pembrokeshire coast is only 6 miles to the south west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and bird life. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.



**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

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

**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.

The beautiful Pembrokeshire coast is only 6 miles to the south-west, 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 birdlife.

**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**



