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**Silver Birch House**  
Plot 17, Portfield View, Portfield, Haverfordwest SA61 1DY

- New Build Development
- Semi-Detached 4 Bedroom House
- Garden To Rear
- Edge Of Town
- Turfed Garden With Planting Plan
- Three Storey
- Electric Heating / Solar Panels
- Available to Reserve Off Plan
- Double Garage & Driveway Parking
- 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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Offers In Excess Of £325,000



**We Say...**

The Portfield 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.

Silver Birch House, Plot 17, will be a four-bedroom semi-detached freehold house measuring approx 107.5 sqm, set over three floors, with a double garage and a driveway parking space. 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 also 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.

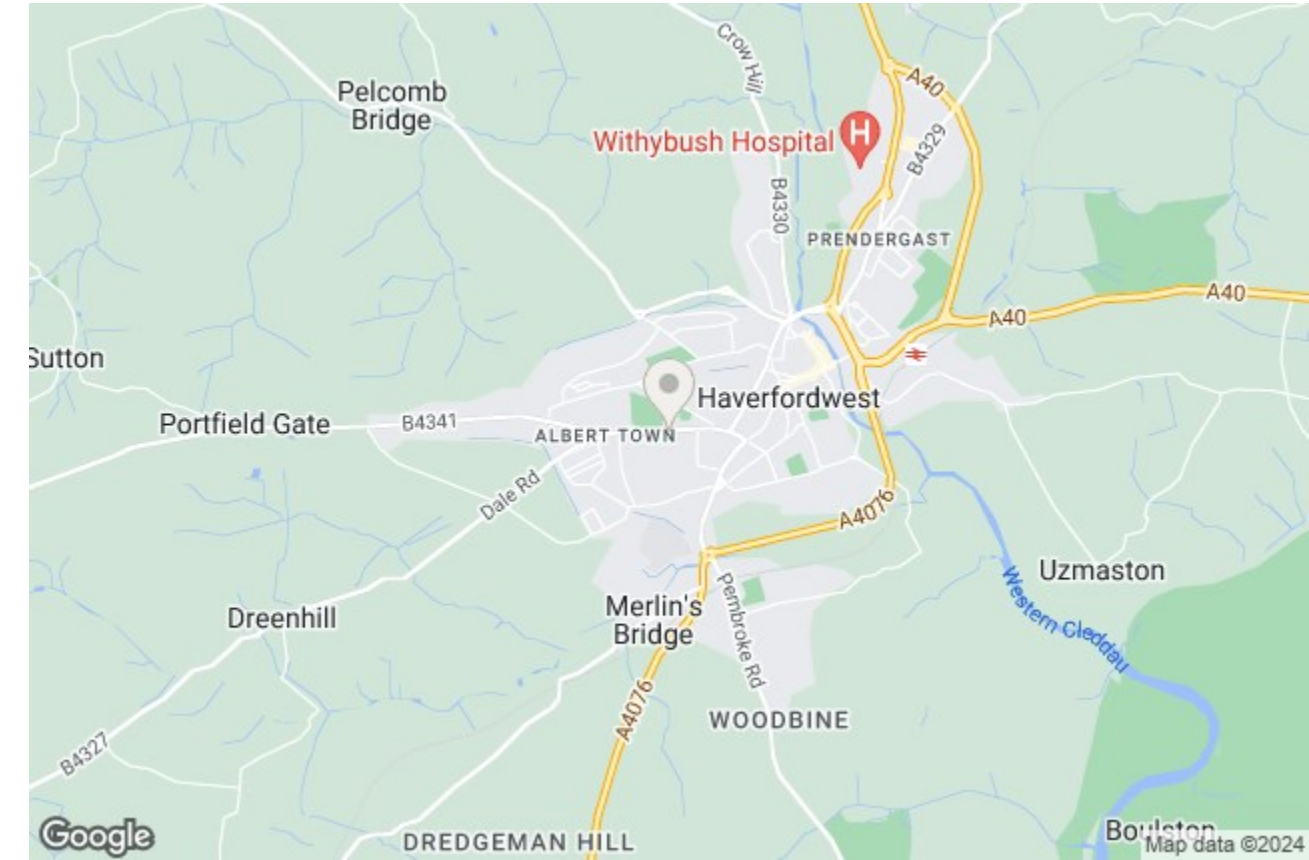
The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure center/swimming pool, cinema, restaurants, pubs, etc.

The beautiful Pembrokeshire coast is only 6 miles to the 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](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.



Proposed Snowdrop Lane Visual 2  
1 : 2

**AERIAL VIEW**





## 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

## 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

## FACEBOOK & TWITTER

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**NOTES:**  
 THIS DRAWING IS APPROVED FOR CONSTRUCTION OF THE GARAGE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION AND THE FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND SERVICES.

**REVISIONS:**  
 REVISIONS HAVE BEEN PRODUCED FOR THE GARAGE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION AND THE FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND SERVICES.

**Floor Areas (Gross)**  
 Ground Floor: 29sqm  
 First Floor: 27sqm  
 Second Floor: 27sqm  
**Total: 83sqm**

**Materials & Finishes**  
**Roof:**  
 Smooth Grey Roof Tiles.  
**Rainwater Goods:**  
 Upvc colour Anthracite.  
**Render:**  
 E-Render Cream Colour.  
**Garage Doors:**  
 Electric Roller Doors, Anthracite Colour.

**Proposed Floor Plans 1:50**  
 Double Garage Part 5-6 (Shared) & 17.  
 Single Garage Part 2,8 & 14.

**Proposed Front Elevations 1:50**

**Proposed Rear Elevations 1:50**

**Proposed Side Elevation 1:50**

**ARCHITECTS**  
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**CLIENT NAME:** Walter Davies  
**PROJECT ADDRESS:** 141 Porfield, Haverford West, SA61 1DY  
**JOB TITLE:** 141 Porfield  
**DRG TITLE:** Proposed Floor Plans & Elevations - Garages  
**DRG NO:** R548-19-A1  
 T: 50 13/1/09 JB RA



Proposed Snowdrop Lane Visual 2  
1:2