

**Chestnut Court**

**Plot 2, Portfield View, Portfield, Haverfordwest SA61 1DY**

- **New Build Development**
- **Detached 4 Bedroom House**
- **Garden To Rear**
- **Three Storey Property**
- **Turfed Garden With Planting Plan**
- **Off Road Parking & Garage**
- **Solar Panels / Electric Heating**
- **Available to Reserve Off Plan**
- **Timber Framed Construction**
- **Optional Extras: Air Source Heat Pump & Solar Battery Storage**

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**We Say...**

The Portfield Development is a residential cul-de-sac comprising 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.

Chestnut Court, Plot 2, will be a four-bedroom detached freehold house measuring approx 151.88 sqm, set over three floors, with a garage and 2 driveway parking spaces. 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.

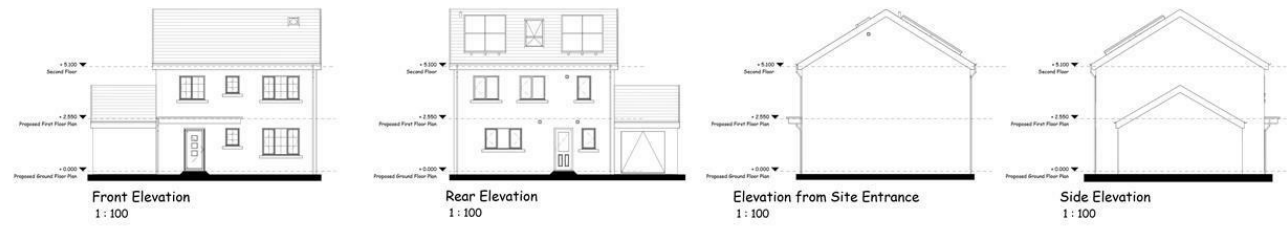
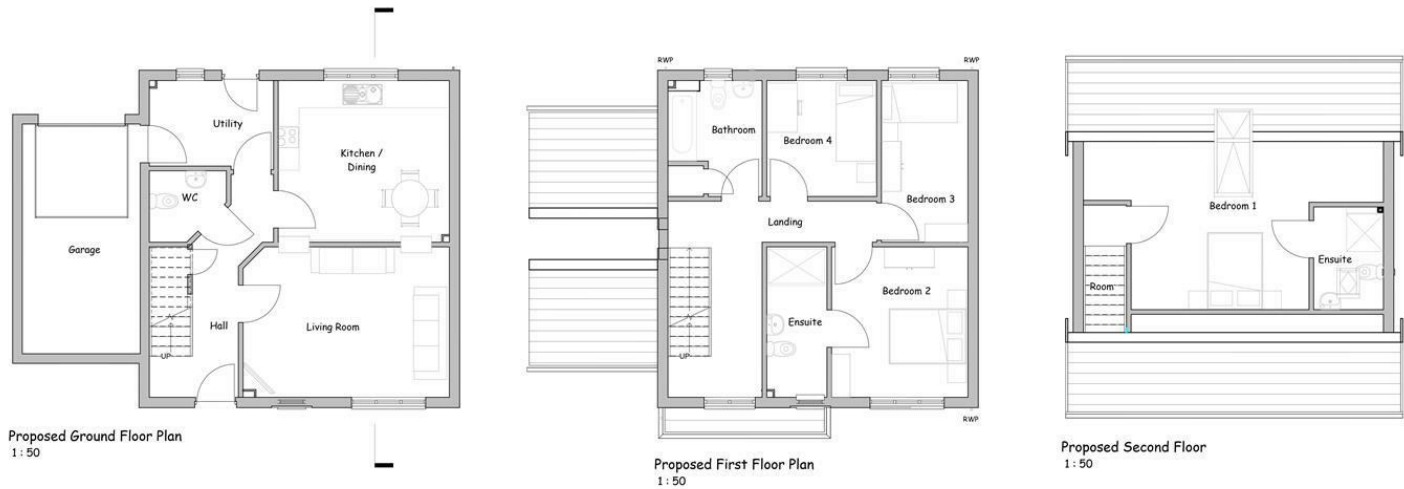
Optional Air Source Heat Pump and optional Solar Panel Battery Storage unit.

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.



**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

MD/MD/11/09/23/DRAFT

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

**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**



