

Magnolia House

Plot 5, Portfield View, Portfield, Haverfordwest SA61 1DY

- New Build Development
- Semi-Detached Three Bedroom House
- Garage
- Edge of Town
- Turfed Garden with Planting Plan
- Three Storey
- Electric Heating / Solar Panels
- Available to Reserve Off-Plan
- Traditional 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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12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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We Say...

The Portfield View Development is a residential cul-de-sac comprising 21 new build properties. 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.

Magnolia House, Plot 5, will be a three-bedroom semi-detached freehold house measuring approx 83.5 sqm, set over three floors. 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 cars, garage and 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 for our own TV Channel with Location Films of the area.



DIRECTIONS

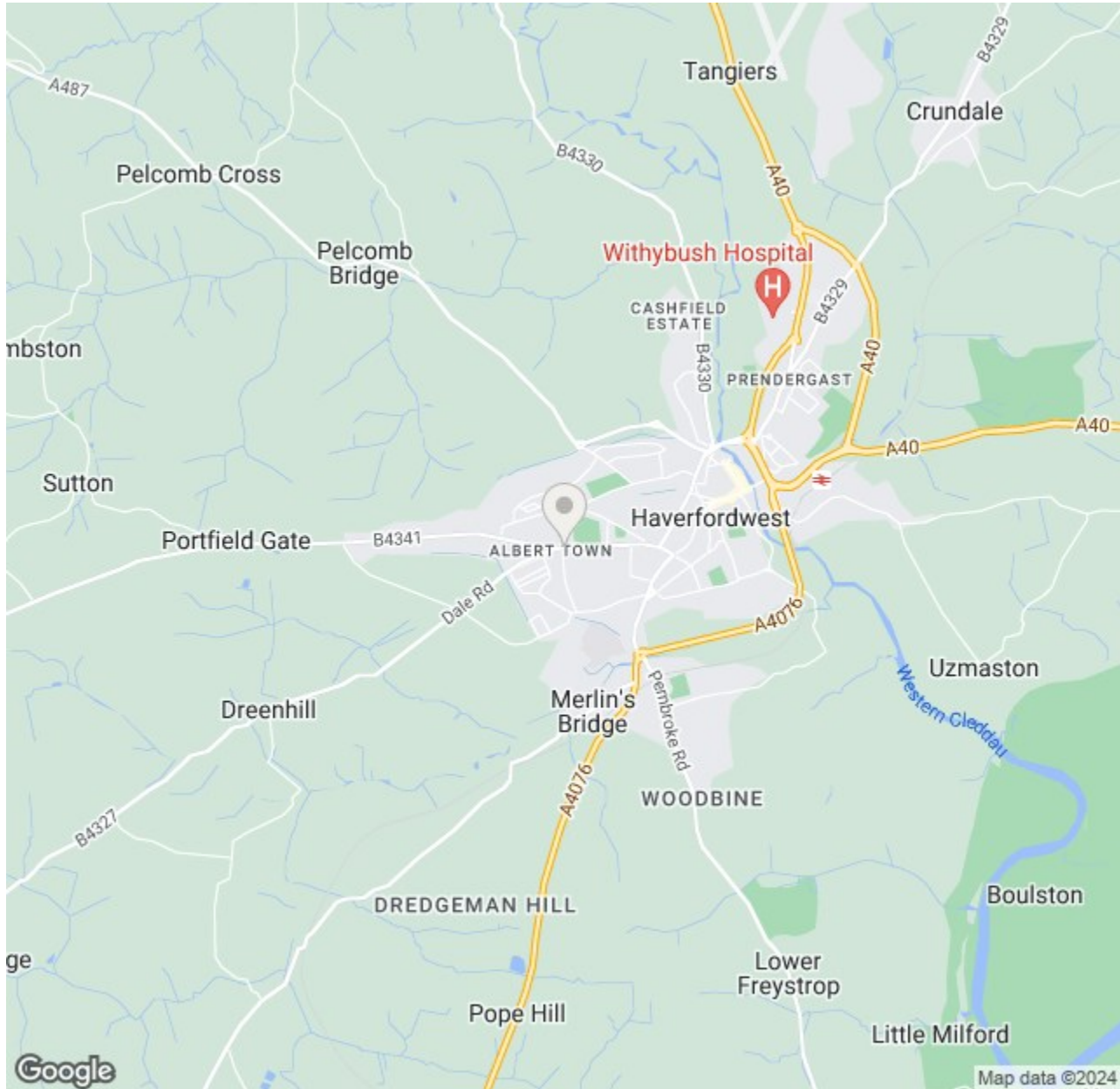
From our Haverfordwest office, continue up High Street and at the traffic lights turn right onto the Portfield Road, go over the mini roundabout and continue along until you see the development on the left-hand side before the fork in the road. What3Words reference: flows.booth.points

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

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AERIAL VIEW





Portfield Street Scene
NTS



Proposed Site Plan

Notes: No further construction only. Details, dimensions, etc. are subject to be notified to the architect.

NOTES: DIMENSIONS HAVE BEEN PROVIDED FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY. THE CONSTRUCTION OF THIS AND ANY OTHER WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CONSTRUCTION UNLESS OTHERWISE STATED IN WRITING.

Site Use:

- Grass Area
- Concrete Slabbed Area
- Dark Grey Porous Asphalt (Site Road)
- Light Grey Asphalt (Footpaths)
- Block Paving (Driveways & Paths)
- Asphalt
- Site Boundary
- 1.8m High Close Boarded Fence
- 1.8m High Trellis Fence
- 0.9m High Ring Top Fence
- Trees & Shrubs
- House Site Marker
- Born Box Location

Plot Details:

- Plot 1 (1 Bed Detached) = 121 Sqm
- Plot 2 (1 Bed Detached) = 104 Sqm
- Plot 3 (1 Bed Semi Detached) = 83 Sqm
- Plot 4 (1 Bed Semi Detached) = 83 Sqm
- Plot 5 (1 Bed Semi Detached) = 83 Sqm
- Plot 6 (1 Bed Semi Detached) = 83 Sqm
- Plot 7 (1 Bed Semi Detached) = 83 Sqm
- Plot 8 (1 Bed Semi Detached) = 83 Sqm
- Plot 9 (1 Bed Semi Detached) = 83 Sqm
- Plot 10 (1 Bed Semi Detached) = 83 Sqm
- Plot 11 (1 Bed Semi Detached) = 83 Sqm
- Plot 12 (1 Bed Semi Detached) = 83 Sqm
- Plot 13 (1 Bed Semi Detached) = 83 Sqm
- Plot 14 (1 Bed Semi Detached) = 83 Sqm
- Plot 15 (1 Bed Semi Detached) = 83 Sqm
- Plot 16 (1 Bed Semi Detached) = 83 Sqm
- Plot 17 (1 Bed Semi Detached) = 83 Sqm
- Plot 18 (1 Bed Semi Detached) = 83 Sqm
- Plot 19 (1 Bed Semi Detached) = 83 Sqm
- Plot 20 (1 Bed Semi Detached) = 83 Sqm
- Plot 21 (1 Bed Semi Detached) = 83 Sqm

Architects: ARCHITECTS SUSTAINABLE & INCLUSIVE

THE STABLES, THE ESTATES OFFICE,
25-26 GOLD TOPS,
NEWPORT, NP1 1RQ, WY
PHONE: 01633 744144
EMAIL: ADMIN@ARCHITECTS.CO.UK

CLIENT NAME: RCW Homes Ltd

PROJECT ADDRESS: 141 Portfield, Haverton West, SA62 1DY

JOB TITLE: 141 Portfield

DRG TITLE: Proposed Site Plan

DRG NO: R548-02-A1

12/10/2023

