

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
 TENURE: Leasehold. Park Home License from runs for the lifetime.
 Ground Rent paid monthly £227.24 on the 1st day of the month.
 Transfer of Ownership 10% of proceeds of sale payable to Mawbs Bridge as way of an admin charge.
 Dogs/Domestic Pets only allowed with prior written consent
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 HEATING: LPG Gas Central Heating
 TAX: A

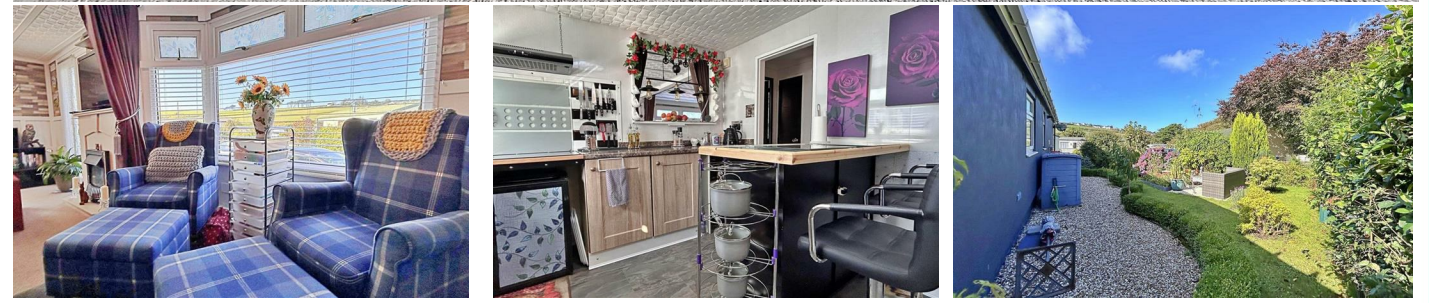
We would respectfully ask you to call our office before you view this property internally or externally.

FACEBOOK & TWITTER
 Be sure to follow us on Twitter: @ WWProPs
<https://www.facebook.com/westwalesproperties/>
 CFH/AMA/09/24OK EIL

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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



12 Mabws Bridge, Mathry, Haverfordwest, Pembrokeshire, SA62 5JB

- Residential Park Home
- Kitchen/Dining Room
- Wrap Around Garden
- Bathroom
- LPG Gas Central Heating
- Two Bedrooms
- Double Glazed
- Countryside Views
- Off Road Parking
- EPC Exempt

Price £75,000



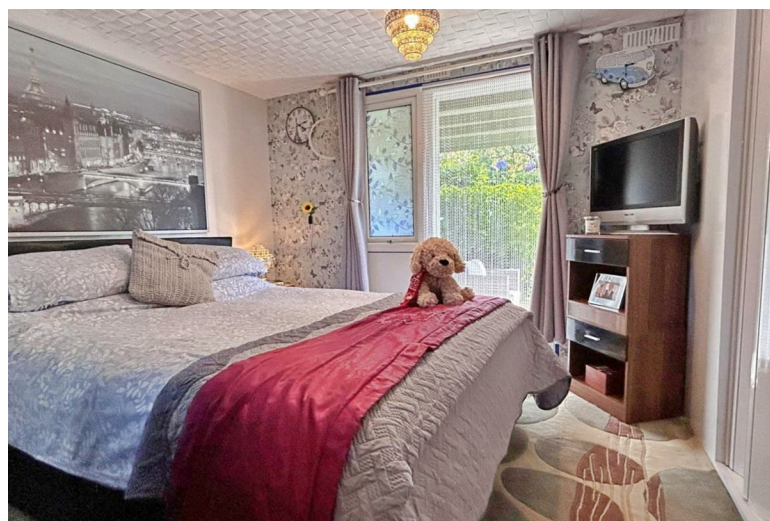
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
 EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile





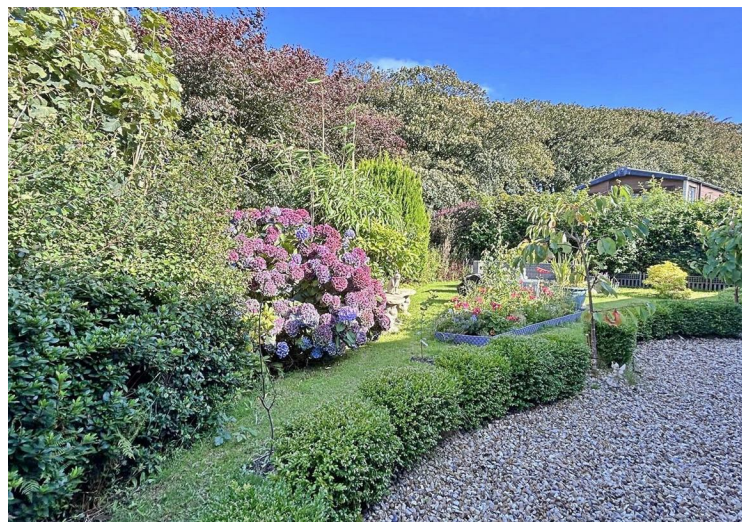
This well-presented Park Home features a wrap-around garden with countryside views. It is situated in the Mabws Bridge Park residential estate near St. Davids.

The property includes a porch, kitchen/diner, lounge, master bedroom with a dressing room, shower room, and another double bedroom.

The park home benefits from LPG Gas central heating and double glazing.

Outside, there is off-road parking, a lovely wrap-around garden with a lawn area and various seating sections surrounded by trees and shrubs, perfect for outdoor dining. The park also offers on-site facilities such as an outdoor heated swimming pool, shower rooms, and a laundrette.

Mathry is a popular village located approximately 2.5 miles from the North Pembrokeshire coastline at Abercastle, 8 miles from St Davids, and 5 miles from Fishguard. The village boasts a tea room, church, and pub, while additional amenities can be found in St Davids, Fishguard, and Haverfordwest, which is around 14 miles to the south.



DIRECTIONS

From Haverfordwest take the A40 in the direction of Fishguard. When you reach the village of Letterston take the left hand turn onto the B4331, and continue until you meet the T Junction for the A487. Turn left here and then take the next left-hand turn and follow the Mabws Bridge sign. Once at the park take the first left and the Park home can be found on the left hand corner.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.