

**Ground Floor**  
Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 43.6 sq. metres (468.9 sq. feet)

VIEWING: By appointment only via the Agents.

TENURE: Pitch Fee Payable

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Shared Private Drainage, Mains Electric, Mains Water, Gas

HEATING: Gas

TAX: Band A

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

JETH/ESL/02/25/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<https://www.facebook.com/westwalesproperties/>

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 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



## 21 Park Hall Caravan Site, Pen Y Cwm, Haverfordwest, Pembrokeshire, SA62 6LU

- Residential Park Home
- Popular Site Between Solva and Newgale
- Re-Furbished Shower Room
- Coastal Location
- Open Plan Living Area
- Two Bedrooms
- Off Road Parking
- Decked Seating Area
- Gas Central Heating
- EPC Exempt

**£45,000**



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***The Agent that goes the Extra Mile***





A fantastic opportunity to purchase a two bedroom park home located conveniently between Newgale and Solva, both approximately 1 mile away. This well kept site is located in an elevated coastal position, providing sea and countryside views to most aspects. The layout of the property briefly comprises of an open plan living area with kitchen, master bedroom, second bedroom, and a shower room which has been updated by the current vendor to a high standard. The unit is served by double glazing and gas central heating. To the front is a balcony seating area, and there is a lawned surround with space for outdoor storage units. There is allocated parking aside the park home for one car, and communal visitor parking available on site.

Newgale is one of the best-known Blue Flag beaches in West Wales, with its three miles of beautiful sand, pebbled bank, and wonderful surf. The village lies midway between the county town of Haverfordwest and the Cathedral City of St Davids.

Haverfordwest has a wide range of amenities, including a mainline train station, hospital, sixth-form college, schools, cinemas, and leisure facilities. The village of Roch, just a couple of miles away, has a junior school, church, and pub, whilst St Davids and Solva both have a wide array of cafes, restaurants, shops, and art galleries.

The stunning scenery of the Pembrokeshire Coast National Park provides endless opportunities for walking and enjoying the flora and fauna of the area, whilst a myriad of sporting activities can be enjoyed either on the beach, sea, or golf course.



### DIRECTIONS

From our Haverfordwest office, take the A487 in the direction of St Davids and follow the road for approximately 9 miles, through Newgale and up the hill the other side into PenyCwm. Take the right hand turn signposted towards Brawdy and the take the first left signposted for caravan and camping. Turn into Park Hall site in your left hand side, and the property will be found on the right hand side of the first row of park homes on your left. What3Words: thank.discloses.weeknight

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.