



Floorplan

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: Freehold (site fees apply of £4150 inc VAT - 2024 fee)

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

Property has Mains Drainage, Mains Electric, Mains Water, shared private drainage

HEATING: Gas

TAX: N/A

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

CFH/ESL/05/25/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<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

TELEPHONE: 01437 762626



Caravan 3 Rosehill Caravan Park, Portfield Gate, Haverfordwest, Pembrokeshire, SA62 3LU

- Park Home
- Close To Haverfordwest
- Three Bedrooms
- Able To Holiday Let
- On Site Facilities
- Well Maintained Site
- Allocated Parking
- Well Presented
- Shower Room And WC
- EPC: EXEMPT

£30,000



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The Agent that goes the Extra Mile





A fantastic opportunity to purchase a well presented holiday home located on a very well tended dog friendly site, located just 2 miles out of Haverfordwest town. The site boasts many amenities including a launderette, play area and pool table, and you have use of amenities on a sister site near Narberth which includes a swimming pool.

built in 2018, the layout of the home briefly comprises of an open plan living/dining room with a fitted kitchen, a double bedroom, two single bedrooms, a shower room and separate WC. All bedrooms are served with fitted wardrobes and a vanity area. The property is served by gas central heating and mains water and electric. It is suitable for holiday letting or as a private holiday home.

With the appeal of no onward chain, viewing is highly recommended!

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, new leisure centre/swimming pool, cinema, restaurants, pubs etc. The beautiful Pembrokeshire coast is less than 6 miles to the South West, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the North West. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife.



DIRECTIONS

From the Haverfordwest office, take the B4331 out of town in the direction of Broad Haven. Follow the road through Portfield Gate and then take the right-hand fork shortly after in the direction of Nolton and follow the lane along, where you will soon find the entrance to Rosehill on your left hand side. Enter the park, the park home is the 3rd on the right opposite reception. What3Words: ///regrowth.oasis.spite

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