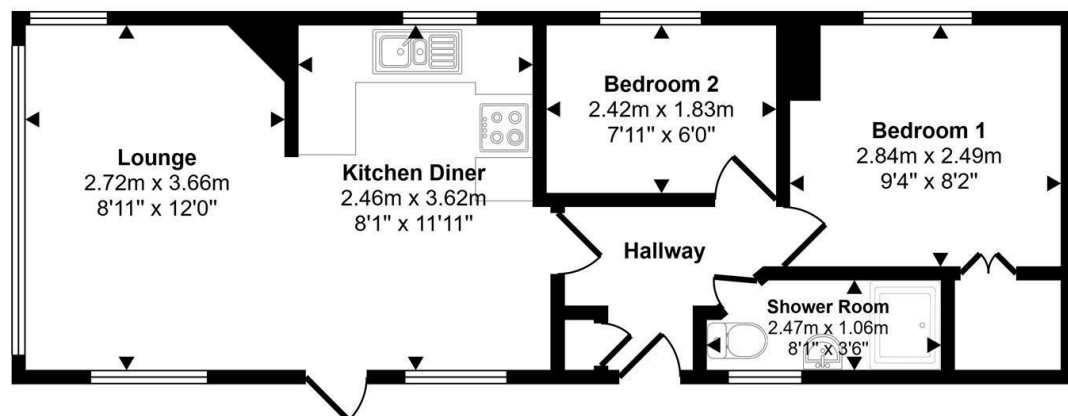


Approx Gross Internal Area  
39 sq m / 423 sq ft



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: We are advised Freehold with site fees applicable of £61.46 per week (2025)

SERVICES: We have not checked or tested any of the services or appliances at the property. Property has mains electric, mains water, shared private drainage system.

COUNCIL TAX: Band 'A'

JETH/ESL/01/26/OK/ESL

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: @ VVWProps

<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



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

- Park Home
- Wonderful Views
- Residential Site
- Off Road Parking
- Central Heating
- Well Presented
- Two Bedrooms
- Decking Surrounding Property
- Double Glazing
- EPC: Exempt

£60,000



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12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk) TELEPHONE: 01437 762626

*The Agent that goes the Extra Mile*





Available to the market is a two-bedroom park home with the benefit of full residential occupancy. The home is situated within a park setting and offers an arrangement suitable for year-round living.

The internal accommodation includes an open-plan layout incorporating the kitchen, dining, and living areas. There are two bedrooms with integral storage, along with a shower room and hallway with storage cupboard. The unit is served by double glazing and central heating.

Externally, the property includes a larger decked seating area with access ramp that allows for direct views across both countryside and coastline. Situated on the edge of the site, it's well positioned alongside grassy areas making for a pleasant outlook. This residence may suit those seeking a permanent park home setting with established occupancy rights.

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 has a convenience/surf shop, public house, cafe and hardware/garden shop, and lies midway between the county town of Haverfordwest and the Cathedral City of St Davids.

Haverfordwest has a wide range of amenities, including main line 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, pub, shop and post office, whilst St Davids and Solva both have a wide array of cafe's, 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 Haverfordwest take the St Davids Road passing through Newgale and Penyw. At Brawdy take the right hand turn and continue part the business park taking the next left continue along and the site will be found on your left hand side. What3Word:///crossing.camps.paces

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