



**33 The Woodlands, Cuffern, Haverfordwest, Pembrokeshire, SA62 6HB**

- Well Presented
- Renovated Accommodation
- Open Plan Living
- Communal Grounds
- Allocated Parking
- Semi Detached Chalet
- Two Bedrooms
- Shower Room
- Rural Setting
- EPC: HOLIDAY LET

**Offers Over £59,000**

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



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.  
TAX Band: A

AMA/JETH/10/23/OK EJL

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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A semi detached chalet situated in a well maintained purpose built holiday complex in the rural hamlet of Cuffern close to the nearby beaches and surrounded by the beautiful Pembrokeshire countryside.

The property comprises of: Open plan lounge/kitchen/dining area, two bedrooms, shower room, and benefits from double glazing.

Externally: The property is surrounded by areas of communal landscaped gardens mainly laid to lawn and benefits from allocated parking.

The Pembrokeshire Coastline is close by and within easy reach are the beaches and coves of Newgale, Pen-Y-Cwm, Nolton Haven, Broad Haven, Druidstone Haven. The coastal path provides opportunities for many enjoyable walks along the stunning Pembrokeshire Coastline, an area of outstanding natural beauty. The Cathedral City of St Davids lies to the North West, and the county town of Haverfordwest with its many facilities and amenities is approximately 6 miles to the South. The nearby village of Roch has a post office/shop, public house, primary school and community hall.



### DIRECTIONS

DIRECTIONS: From our office in Haverfordwest proceed out on the St Davids Road (A487) continuing for approximately 6 miles into the village of Roch. Upon entering the village take the first right at the crossroads, proceed through the village past the Castle and out of the village. Continue down the hill and up the other side taking the 2nd right for Cuffern. The Woodlands can be found on the left hand side. What3Words daffodils.palace.crash See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.