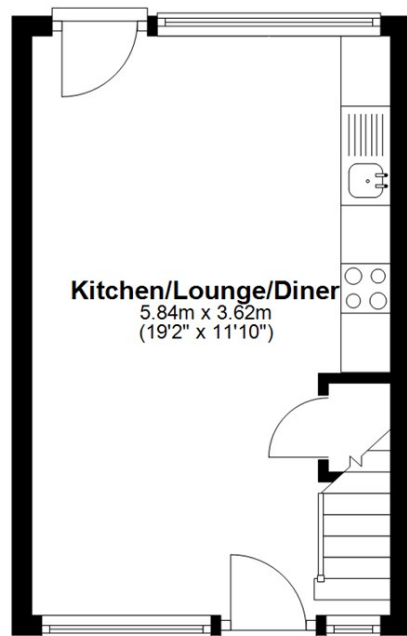
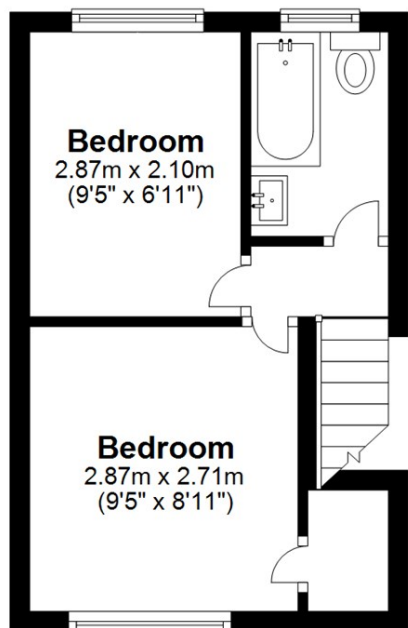


Ground Floor
Approx. 21.1 sq. metres (227.5 sq. feet)



First Floor
Approx. 19.5 sq. metres (209.4 sq. feet)



Total area: approx. 40.6 sq. metres (436.9 sq. feet)

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 999 Years With 946 Remaining
ANNUAL GROUND RENT: £5
GROUND RENT REVIEW PERIOD: [year / month]
ANNUAL SERVICE CHARGE AMOUNT: £855.98 [year]
SERVICE CHARGE REVIEW PERIOD: [year / month]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'A'
HEATING: Electric

ref: HC/LLE/JUN/24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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.

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

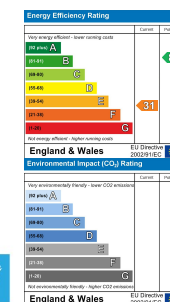


161 Trewent Park, Freshwater East, Pembroke, Pembrokeshire, SA71 5LU

- Beautiful Holiday Chalet
- Ideal Investment
- Allocated Parking Space
- Leasehold (999 Years With 945 Years Remaining)
- Electric Heating
- Walking Distance To Beach
- Open Plan Living/Kitchen/Diner
- Two Bedrooms
- Well Presented
- EPC Rating: E

Offers In Excess Of £92,000

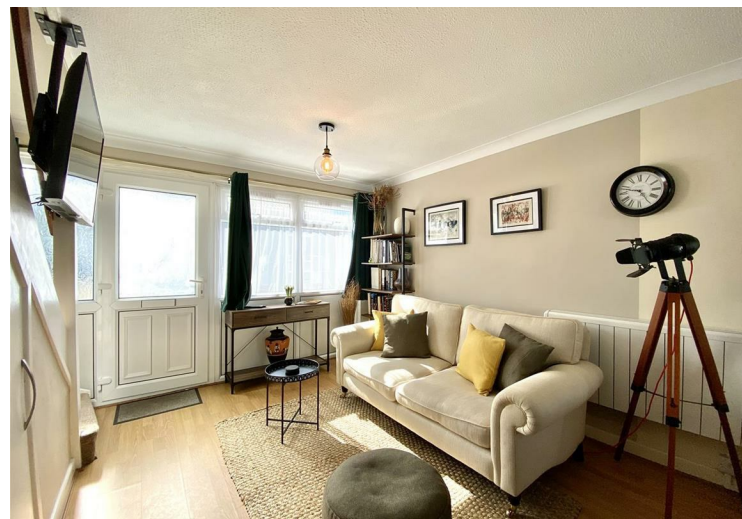
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The Agent that goes the Extra Mile





A great opportunity to acquire this well presented holiday chalet in the popular holiday park of Trewent Park, in Freshwater East. Located within walking distance to the sandy beach, Trewent Park would make the ideal investment, or great holiday home for any family. The accommodation of the property comprises of; open plan living/kitchen/diner ideal for modern living, and entertaining your friends and family. The kitchen is fitted with a range of modern appliances, and the property also benefits from under stairs storage. The first floor provides the family bathroom fitted with a white suite, and the two bedrooms. The chalet benefits from a neutral decor throughout and is fitted with electric heating.

Externally, the property is situated towards the end of the park site, with its very own allocated parking space. The mid-terrace chalet can be accessed from both the front and rear of the property. There is also a communal green to the rear where a washing line is available. The green which is south facing would also make a great space for outside seating. There is also a onsite restaurant and club house.

Viewing is highly recommended to appreciate the location of Trewent Park, and all the property has to offer!

Freshwater East is a coastal village in Pembrokeshire which is mostly situated on a cliff, which overlooks the the beautiful bay. With its Sandy beaches, rocky coves, Fresh Water East beach is also a great spot for rock pooling. There is a cafe, public toilet facilities and parking, and the village pub Freshwater Inn. Located just 7 Miles from the historical town of Pembroke, there is also a coastal bus service which connects Pembroke, Pembroke Dock, Lamphey and the surrounding area. The village is situated within Pembrokeshire Coast National Park, and is also on the Wales Coast Path.



DIRECTIONS

From the Pembroke office head south-east on Main Street/A4139. At the roundabout, continue straight onto Station Road/A4139. Continue to follow A4139 for approx 1.6 miles and continue right onto the A4139. Turn right onto Lower Lamphey Road, and then left onto Freshwater East Road/B4584. Continue to follow B4584 for approx 1.6 miles and then turn right Trewent Hill. Continue down hill and then turn right onto Trewent Park. Drive straight through the park where the chalet will be located on the right.

What/Three/Words:///rocket.procured.rises

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