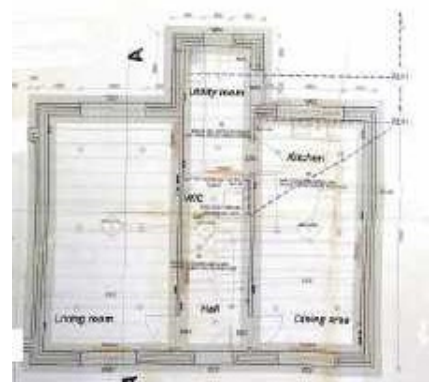


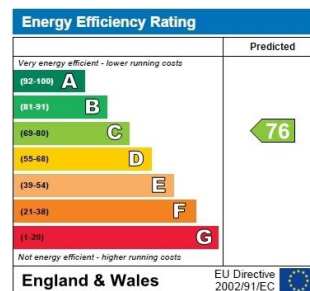
**NEW INSTRUCTION**



## Plot 8, Brambly Croft, Upper Thornton, Milford Haven SA733UP

**Offers in the region of £295,000**

**Detached New Build House  
Finished To A Very High Standard  
Ample Parking, Garage & Gardens  
Generous Allowances Throughout**



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**CP/RO/78457/191020**

**DESCRIPTION**

**OUTSTANDING NEW BUILD  
THREE BEDROOM DETACHED  
HOUSE WITH GARAGE.**

John Francis Milford Haven are delighted to be offering for sale plot 8 at the new development known as Brambly Croft, located in the rural hamlet of Upper Thornton on the outskirts of Milford Haven town.

Plot 8 is a generously sized detached house with garage, the property specification and workmanship throughout is of the highest standard. Generous allowances have been offered to personalise the property to the taste and finish of your choice.

Brambly Croft is a small cul de sac consisting of 10 executive houses established by local developer Barnstead Developments Ltd. Please note there will be no affordable housing on this site.

Please contact the Milford Haven office for more information and to arrange your accompanied viewing.

**LOCATION**

Situated in the hamlet of Thornton on the outskirts of the town of Milford Haven, Brambly Croft offers the benefits of living in a village, whilst still being close to a busy town. Lying on the outskirts of Thornton and being surrounded by fields, you get to enjoy rural views surrounding the cul de sac. Milford Haven offers many amenities including banks, supermarkets, shops and also a bus route which can take you to neighbouring towns of Haverfordwest and Pembroke. Thornton is a short drive from the stunning Pembrokeshire coastline, including beauty spots such as Broad Haven, Little Haven, Marloes Sands and St. Anne's Head.

**ENTRANCE HALLWAY**

11'3 x 6'8 (3.43m x 2.03m)  
Enter via composite door, stairs to first floor, choice of flooring, radiator, doors leading off to:

**LIVING ROOM**

21'11 x 11'8 (6.68m x 3.56m)  
Double glazed window to fore, double glazed French doors leading out to rear garden space, radiator.

**KITCHEN/DINER**

21'11 x 9'06 (6.68m x 2.90m)  
An allowance per kitchen/utility OR the purchaser can add to this

budget subject to the developers agreement. The kitchens are fitted and the purchaser has a choice of styles providing stage of construction permits. Also a choice of floor covering. Double glazed windows to fore and rear, radiator, door leading through too:

**UTILITY AREA**

11'9 x 6'8 (3.58m x 2.03m)  
Double glazed window to rear, door to side leading out to rear garden space, wall mounted boiler, radiator, choice of work surfaces and floor covering,

**CLOAKROOM**

6'8 x 4'11 (2.03m x 1.50m)  
An allowance for your choice of fixtures and flooring, wall mounted heated towel rail.

**FIRST FLOOR LANDING**

20'10 x 6'1 (6.35m x 1.85m)  
Double glazed window to fore, Velux window to rear, radiator, doors leading off too:

**BEDROOM 1**

14'11 x 9'8 (4.55m x 2.95m)  
Double glazed window to fore, radiator.

**BEDROOM 2**

11'7 x 10'02 (3.53m x 3.10m)  
Double glazed window to fore, radiator.

**BEDROOM 3**

11'7 x 10'02 (3.53m x 3.10m)  
Double glazed window to rear, radiator.

**FAMILY BATHROOM**

9'8 x 5'4 (2.95m x 1.63m)  
An allowance for bathroom suite of your choice and floor covering. Velux window to rear, wall mounted heated towel rail.

**GARAGE**

17'6 x 10'01 (5.33m x 3.07m)  
Up and over door, double glazed window to rear, side door leading out to rear garden area, electric and lighting supply.

**EXTERNALLY**

To the front of the property is a large area for lawn and driveway for off road parking with vehicle access to the **GARAGE**. To the rear is a enclosed private garden to include close board fencing, large lawn area, and patio/entertaining area. There is also side access.

**GUARANTEE**

6 year architect certificate guarantee.

**CONSTRUCTION**

Traditional build, block walls with smooth painted render, sculptured

edge artificial slate roof.

**DEVELOPERS**

Barnstead Developments Ltd.

**ROADS & PAVEMENTS**

Main entrance road to be adopted, the cul-de-sac will form a private road. All surfaces will be tarmac.

**SERVICES**

Mains electricity, drainage, central heating with energy efficient combination gas LPG boiler. Double glazed windows and doors. Solar panels if chosen fitted to the property's garage roof and a wood burner if chosen fitted in the living room.

**PLOT RESERVATION**

£5000 deposit to secure purchase. Deposit money paid to the developers solicitor. This will come off the cost of your house on completion.

**PLANNING**

Ten residential units in total which include a range of three and four bedroom detached and link detached houses with garages. Please note there is no affordable housing on this site.

**VIEWING**

By appointment with the selling Agents on 01646 690096 or e-mail milford@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 1:00pm

**TENURE**

We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our office in Charles Street take the right hand turning into Robert Street and take the next left into Priory Road. Continue along passing the leisure centre until you reach the T junction and take the left hand turning towards Steynton, take a left hand turning signposted Thornton and take this turning over the small bridge and down towards the hamlet of Thornton, follow the road up until you come to Upper Thornton and turn left into Brambly Croft. The property will be located by the John Francis For Sale board.