



6 Old School Yard , Trefgarn Owen, Nr Solva, SA62 6NF

**Offers In The Region Of £43,000**

- \* 3 bedroom Park Home on a fully residential site\*
- \* Situated in the heart of the village of Trefgarn Owen, on a large plot\*
- \*Fantastic walking routes with countryside outlook\*
- \* Newgale Beach less than 3 miles\*

## SITUATION

Enjoying a rural location within 3 miles or so of the Pembrokeshire Coast, the caravan is situated on a quiet site in the quaint village of Trefgarn Owen. The sandy beach of Newgale is within easy reach and is consistently popular with families. There is a pub, cafe and surf shop available at Newgale. The picturesque harbour village of Solva is also within 5 miles or so and enjoys a range of amenities including craft and gift shops, restaurants, pubs and cafes etc. The county town of Haverfordwest is within 10 miles or so and benefits from a wide range of amenities, as well as bus and rail links. Also, within easy reach is the historical cathedral 'city' of St.Davids.

## DESCRIPTION

No 6 Old School Yard is an Atlas Mayfair Super model (2005) which is ready for immediate occupation. The park home previously offered 3 bedroom accommodation, but one bedroom is now used for storage, together with open plan kitchen and sitting room.

## DIRECTIONS

From Haverfordwest, take the A487 St. Davids road out of town for some 9 miles or so and upon reaching Penycwm, turn right signposted Trefgarn Owen. Carry on this road for some 2 miles, take another right signposted Trefgarn Owen and upon entering the village, turn right down the lane along side of the Chapel. Carry down this lane and number 6 can be seen in front of you.

## ENTRANCE HALL

UPVC double glazed door opens into the hallway which has a radiator and boiler cupboard with wall mounted gas fired boiler.

## OPEN PLAN KITCHEN/SITTING ROOM 20'4" max x 11'7" (6.2 max x 3.55 )

including a kitchen area with a range of fitted base units, incorporating a range style cooker, sink, and plumbing for an automatic washing machine. Further storage in matching wall mounted units.

## The Sitting Room area



enjoys triple aspect windows with 2 radiators and a focal point of a multi fuel stove.

## BEDROOM 1 7'6" x 7'10" (2.3 x 2.4 )

with built-in storage, wardrobes and radiator.

## BEDROOM 2 6'10" x 8'2" (2.1 x 2.5)

with built-in storage, wardrobes and radiator.

## BEDROOM 3 5'10" x 3'5" (1.8 x 1.05)

now used for storage.

## WET ROOM

with walk-in shower, vanity wash basin with storage and extractor fan.

Separate WC with bidet fitting, wash basin and radiator.

## EXTERNALLY

The property benefits from decking and timber gazebo and a garden shed with electric, together with a further store shed.

## TENURE

Tenure is leasehold. The site currently has a licence for 15 caravans.

We understand that a British Holiday and Homes Park Association License Agreement is entered into with the site owner. The Ground Rent we are advised is currently £26.50 per week, payable by direct debit in advance to the site owner, although, this is renewed annually. The Electricity, water and drainage are charged separately. The bottled gas is the responsibility of the caravan owner. Whoever may sell the mobile home on will have to pay the landlord a fee of 10% of the selling price (which is included in the sale price). Also of note is the principle tenant must be aged 50 plus and a deposit of £500 is required against future services. A copy of the Site Rules and Regulations are available upon request. A deposit of £500 is required for future water and electricity services.

### **SITE RESTRICTIONS**

This site benefits from the fact it is a fully residential licensed plot, meaning you can stay at this site up to 12 months of the year. A rare and fantastically cost effective solution for living. There is also an age restriction of 40+ to be considered to live here.

You are allowed a small controllable pet, in accordance with a review with the site owners discretion applied.

N.B. Both vendors and purchasers should be aware that the sale price agreed for the park home will be inclusive of any site commission due to the site owner payable on this transaction and will be deducted from the proceeds of sale and paid direct to the site owner.

### **COUNCIL TAX BAND - A**

#### **LOCAL AUTHORITY**

Pembrokeshire County Council, County Hall, Haverfordwest, SA61 1TP. Tel no: 01437 764551

#### **SERVICES**

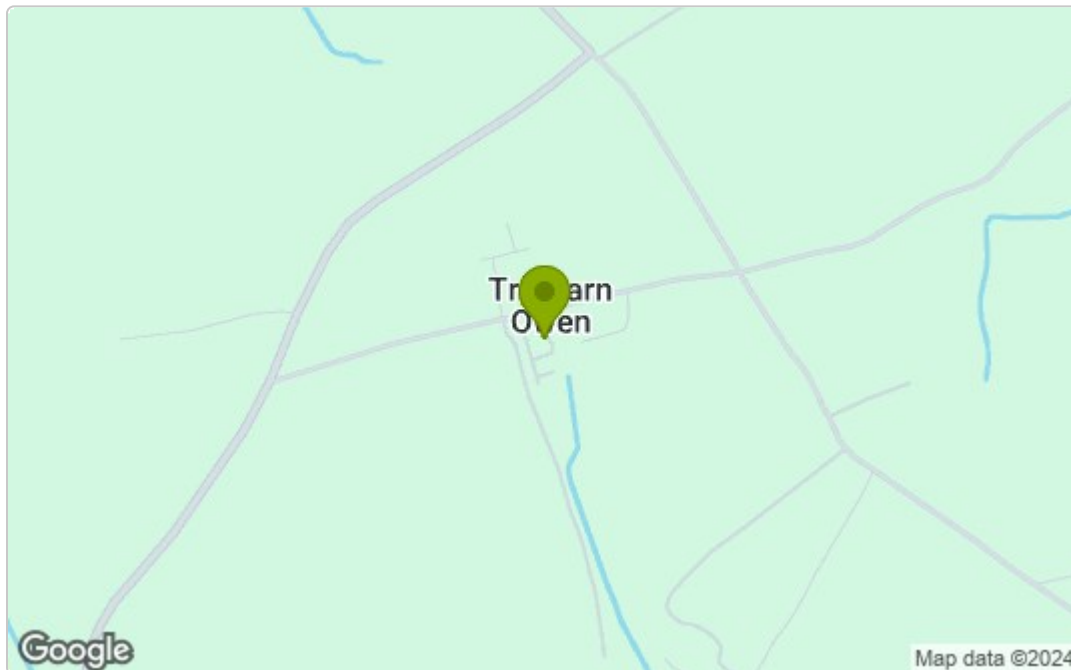
We understand there is Broadband available.

#### **GENERAL REMARKS**

This is a unique opportunity to purchase a park home on a full -year - round residential site in a peaceful setting, yet remaining in close proximity to nearby amenities and popular beaches. This home does require some upgrading. Furthermore, the site on which the park home is situated offer low site fees (currently £26.50). No Chain. The majority of the furniture will be included in the sale price.

# Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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