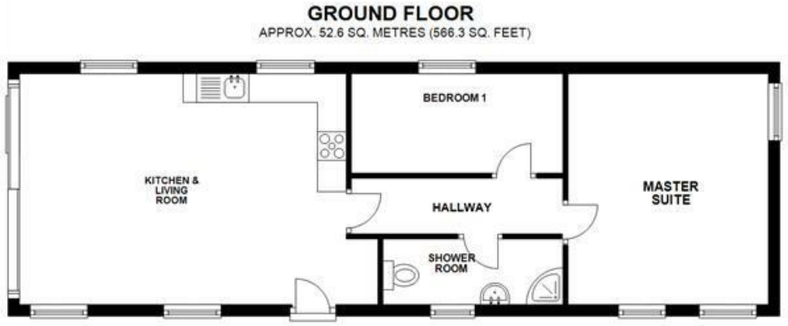


TOTAL AREA: APPROX. 52.6 SQ. METRES (566.3 SQ. FEET)

VIEWING: By appointment only via the Agents.
TENURE: Leasehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: LPG Gas Heating
TAX: Band A
Ground Rent: £63.00 per week ground rent charge to include water and drainage.

We would respectfully ask you to call our office before you view this property internally or externally

AMA/MSH/11/26/AMA/OK

FACEBOOK & TWITTER
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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
TELEPHONE: 01437 762626

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- Distant Sea And Coastal Views
- Off Road Parking
- LPG Gas Central Heating
- Park Home
- Open Plan Living
- Decked Seating Area
- Communal Gardens
- EPC EXEMPT

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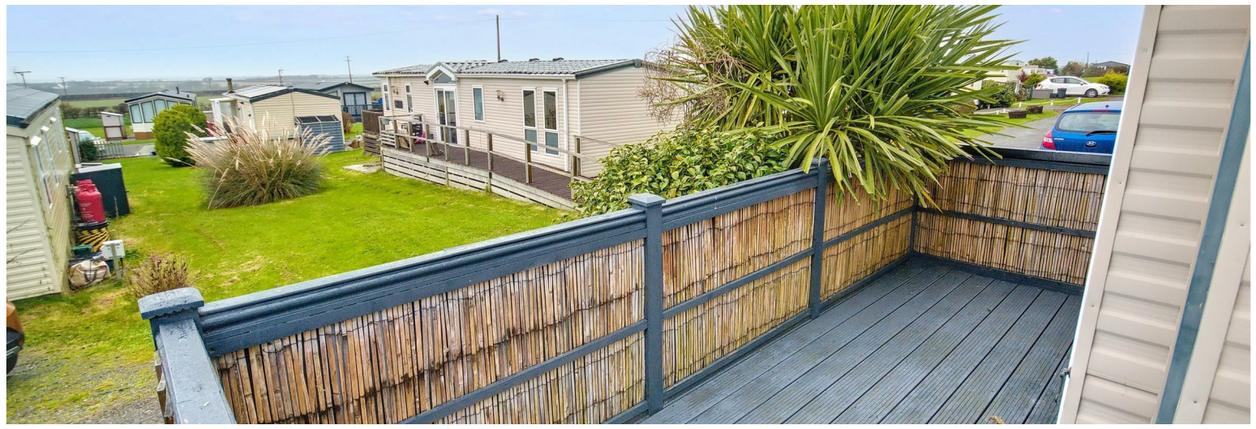
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**RESIDENTIAL SITE **

A well presented Park Home, is situated on the edge of a private residential park benefitting from full residential occupancy with no age restrictions. With distant sea and coastal views, ideally situated between the famous sandy beach at Newgale and the picturesque harbour village of Solva.

This well-presented static home offers comfortable and practical accommodation throughout, comprising an open-plan living/kitchen/dining area with ample storage space, ideal for everyday living and entertaining, two bedrooms and a shower room.

Externally, the home continues to impress with a wrap-around decked seating area which is accessed either from the French doors in the living area or by the main access door from the kitchen, providing the perfect spot to relax and take in the coastal surroundings. Further benefits include off-road parking, useful outdoor storage, and the added advantage of no onward chain, making this an excellent opportunity for those seeking a low-maintenance lifestyle property in a desirable location.

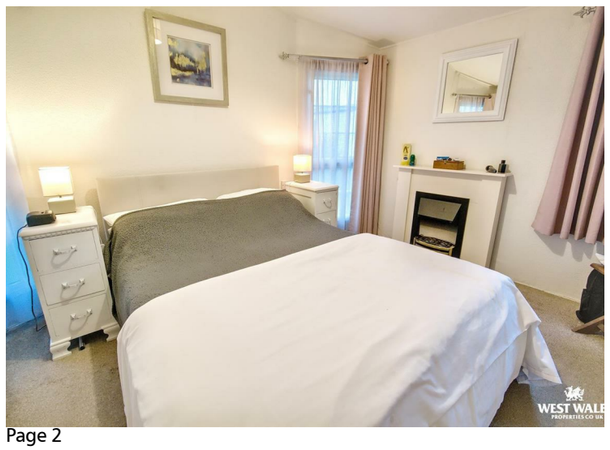
Newgale is one of the best-known Blue Flag beaches in West Wales, with its three miles of beautiful sand, pebbled bank and wonderful surf. The village has a convenience/surf shop, public house, cafe and hardware shop, and lies midway between the county town of Haverfordwest and the Cathedral City of 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 David's 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, whilst a myriad of sporting activities can be enjoyed either on the beach, sea or local golf courses.







DIRECTIONS

From Haverfordwest proceed north on the A487 St. Davids Road. Proceed for along passing through the villages of Simpson Cross, Newgale and Pen Y Cwm, turn right for Brawdy Industrial site, take your next left and proceed for approx a mile where the site can be found on your left hand side. What3Words ///nicer.sending.glee

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