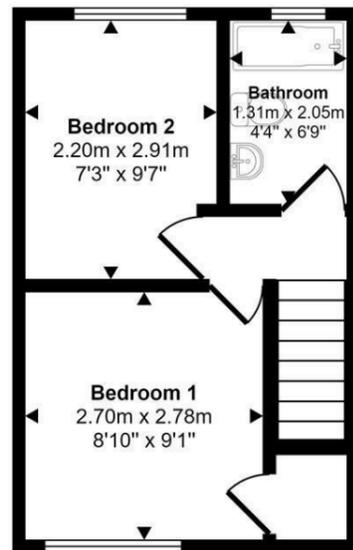


Approx Gross Internal Area  
42 sq m / 456 sq ft



Ground Floor  
Approx 21 sq m / 226 sq ft



First Floor  
Approx 21 sq m / 230 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: leasehold 999 from 1971, service charge £910 ground rent £5 street lighting £25 per annum.

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: Electric

TAX: A

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

HC/ESL/10/24/DRAFT

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.

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk)

TELEPHONE: 01646 680006

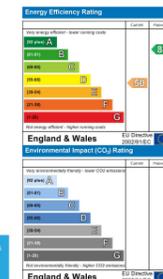


### 38 Trewent Park, Freshwater East, Pembroke, Pembrokeshire, SA71 5LW

- Beautiful Holiday Chalet
- Open Plan Living/Kitchen/Diner
- Well Presented
- Walking Distance To Beach
- No Onward Chain
- Leasehold (999 years from 1971)
- Two Bedrooms
- Allocated Parking Space
- Economy 7 Electric Heating
- EPC Rating: E

Price £85,000

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](mailto:pembroke@westwalesproperties.co.uk) TELEPHONE: 01646 680006

**The Agent that goes the Extra Mile**





A fantastic 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 benefits from under stairs storage. The first floor provides the family bathroom fitted with a modern white suite, and two bedrooms. The chalet benefits from a neutral decor throughout and is fitted with economy 7 electric heating, with a concrete floor and butyl roof. The property is exempt from the elevated second home council tax.

Externally, the property is situated in a cul-de-sac setting nearer the site entrance, making it convenient for the beach and onsite bar and restaurant. The chalet also benefits from its own allocated parking space.

The site is set within the spectacular Pembrokeshire Coast National Park. 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. With its Sandy beaches, rocky coves, Freshwater East beach is also a great spot for rock pooling. There is a public toilet facilities and parking, and the village pub Freshwater Inn. Located approx 4 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 our Pembroke office proceed towards Lamphey, once in the village of Lamphey turn right signposted Freshwater East, proceed into village and turn right down towards the beach, proceed to the bottom of hill which take you into Trewent Park. Number 38 will be found on your left hand side as signposted. What3Words: hockey.cyclones.parts.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.