



7 Old School Yard, Haverfordwest, SA62 6NF

**Asking Price £65,000**

\* 2 Bedroom Park Home on a Fully Residential Site\*

\* Fully furnished\*

\*Sitting on a Large Private Plot with Small Garden and Vegetable Plot\*

\*Countryside Outlook and Close to Newgale Beach\*

\*Low Site fees and ample parking\*

## 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.

## 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 alongside of the Chapel. Carry down this route, take a left turn and Number 7 can be seen on a corner plot to your right.

## KITCHEN/DINER

double aspect window with views of the countryside, base and wall units, sink unit with mixer tap, 4 ring LPG 'Newhome stoves' with grill, oven and extractor hood over. There is an integral fridge freezer, fire extinguisher, ceiling spot lights and power points. Included in the sale is the dining room table and chairs. Open plan leading to

## SITTING ROOM

with quadruple aspect windows with stunning views of the countryside to include the curtains, and sofa. There are ceiling spot lights, radiator, T.V. point, double power points, glass display cabinet, T.V. cabinet, smoke alarm and an LPG marble fireplace with mantle surround which is the focal point of the room and a wall mounted mirror over.

## INNER HALLWAY

2 ceiling spot lights and radiator. Connecting doors to the bedrooms and bathroom.

## BEDROOM 1

twin bedroom with built-in wardrobe, drawers and over bed storage, radiator, countryside views, 1 single power point, 1 recessed spot light.

## BEDROOM 2

there is a T.V. point, 3 single power points and double bed with a lift up bed mechanism for extra storage, side cabinets, radiator, window, WALK IN DRESSING ROOM with light and connecting door to

## EN-SUITE

to include corner sink, w.c., toilet roll holder, radiator, ceiling fan, wall mounted cupboard housing 'Worcester' 24(i) Junior gas boiler and obscure window.

## BATHROOM

sink with storage cupboards under as well as a wall mounted storage cupboard. Douglas James double shower with curved panel and shower light, roller blind, obscure window, toilet roll holder and towel ring.

## EXTERNALLY

open plan lawn on both sides, two sides being bordered by a wooden fence. There are uninterrupted breathtaking views of the countryside to be enjoyed from most of the rooms and a parking space as well as potential to put a garden shed and decking around the residence.

## ADDITIONAL INFORMATION

The property is eligible to cash buyers only and anyone over the age of 50yrs.

## Services and Pitch Fee

Mains electricity and water. Bottled Gas. Pitch fee of £26.50 per week.

# 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	

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