



View: By appointment with the Agents.

Services: We have not checked or tested any of the Services or Appliances.

Tenure: We are advised: Freehold

Tax: Band: tbc

AGENTS NOTE: Plans and information have been supplied by the developer, who reserves the right to alter the specification. The information and images provided in this specification are for guidance only and do not form any part of the Contract of Sale. Any dimensions have been taken from plans, and should not be relied upon. Please request up to date information from the agent or the developer at the time of enquiring.

ADR/QAJ/02/21 OK ADR

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate.

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585



Plot 15, 8 Ashmoor Gardens, Vale Road, Houghton, Pembrokeshire, SA73

1 NW

- Exclusive Development
- Four Double bedrooms
- Master En-Suite & Dressing Room
- Utility/Shower Room
- Sought After Location
- Detached Luxury House
- Kitchen/Dining/Living Area
- Garage & Off Road Parking
- Garden
- Energy Rating: TBC

Offers In Excess Of £480,000

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The Agent that goes the Extra Mile



****NEW DEVELOPMENT****

This property is set in an Exclusive Development in the rural village of Houghton just 1.6 miles from the Cleddau Estuary at Burton, and 5 miles from Neyland Marina. This property will briefly comprise; entrance hall, office/study, lounge with bi fold doors to the rear, kitchen/dining/living area with bi fold doors to the side, utility and shower room on the ground floor. On the first floor there is a family bathroom, four double bedrooms, two of which have en-suite shower rooms, and one also benefits from a dressing room.

Externally the property will offer a driveway to the side providing off road parking, detached garage and a fenced garden to the rear which will be mostly laid to lawn with a patio seating area to enjoy outside dining.

The Developer advises that the property will benefit from Air Source Heat Pump for heating.

The village of Houghton is a rural village conveniently located 6.5 miles south of the county town of Haverfordwest, 8 miles east of Milford Haven, and 5 miles north of Pembroke. It is also 1.5 miles from the Cleddau Estuary at Burton, with its popular Jolly Sailor pub, and 5 miles from Neyland Marina.

The nearest primary school is the Cleddau Reach VC Primary school at Llangwm.

Haverfordwest has lots to offer including a selection of primary schools, secondary schools, further education college, hospital,



Lounge

16'4" x 13'9" (5.00 x 4.21)

Office

16'4" x 9'10" (5.00 x 3.00)

Utility

8'1" x 10'3" (2.48 x 3.13)

Shower Room

2'11" x 10'3" (0.90 x 3.13)

Kitchen/Dining/Living Area

33'9" x 16'4" (10.3 x 5.00)

Hallway

11'5" x 19'3" (3.50 x 5.88)

Bedroom One

12'8" x 12'8" (3.87 x 3.88)

En Suite

8'9" x 3'3" (2.69 x 1.00)

Bedroom Two

16'4" x 13'5" (5.00 x 4.09)

Dressing Room

12'8" x 8'8" (3.88 x 2.66)

En Suite

3'3" x 8'8" (1.00 x 2.66)

Bedroom Three

16'4" x 10'11" (5.00 x 3.34)

Bedroom Four

12'8" x 10'11" (3.88 x 3.34)

Bathroom

11'5" x 8'9" (3.50 x 2.69)



DIRECTIONS

DIRECTIONS: From our Milford office head towards Neyland carrying straight on at the first roundabout and at the second roundabout go straight ahead (signposted Pembroke Dock). Take a left turn just before the bridge and proceed through the village of Burton. Once you reach the village of Houghton, turn left into Vale Road, pass Vale Court Road and you will find Ashmoor Gardens further along Vale Road.

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