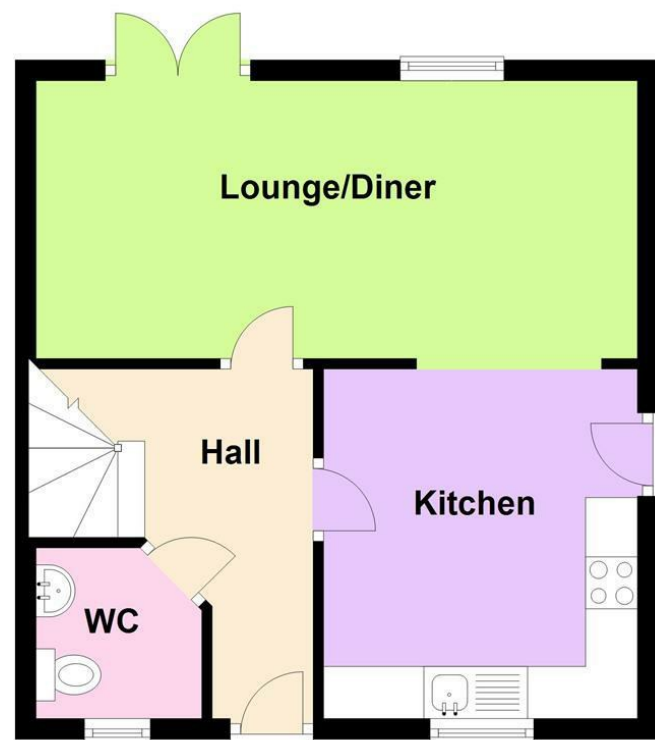


## Ground Floor



## First Floor



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:

ADR/QAJ/02/21/ ok

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.

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

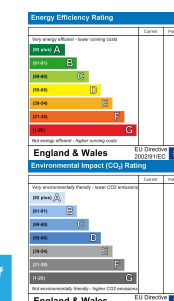


## 7B Vale Court, Houghton, Milford Haven, Pembs, SA73 1NQ

- Semi Detached House
- New build
- Lounge/Diner
- Village Location
- Garage
- Traditional Block Built with 6 year Architects Cert
- Three Bedrooms
- Master En-suite
- Off Road Parking
- EPC Rating:TBC

Offers In Excess Of £240,000

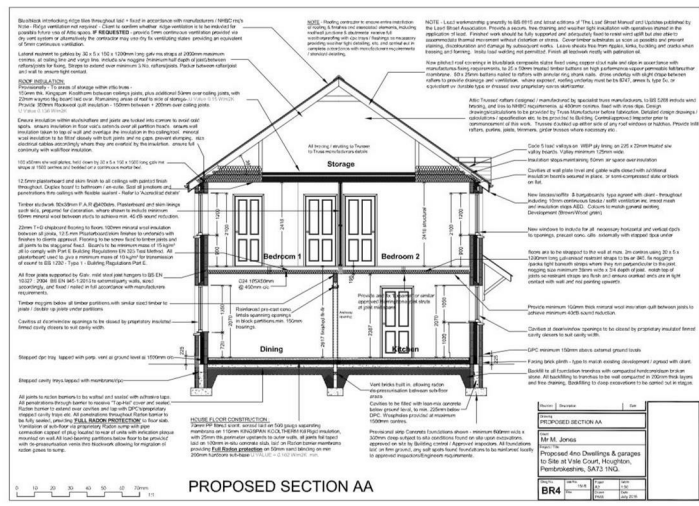
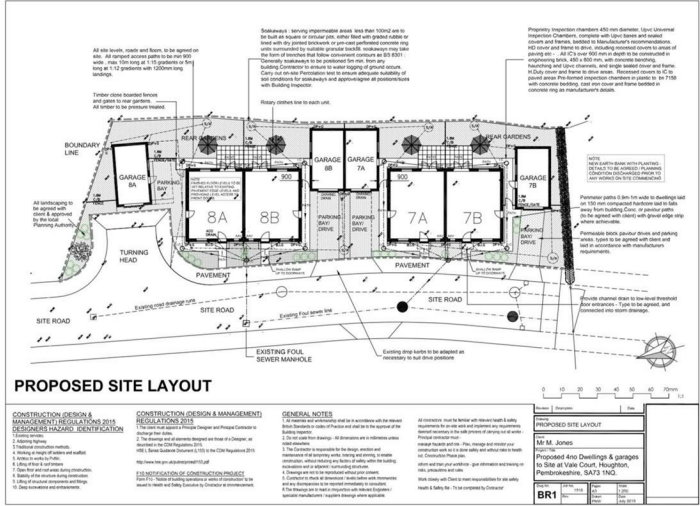
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EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**



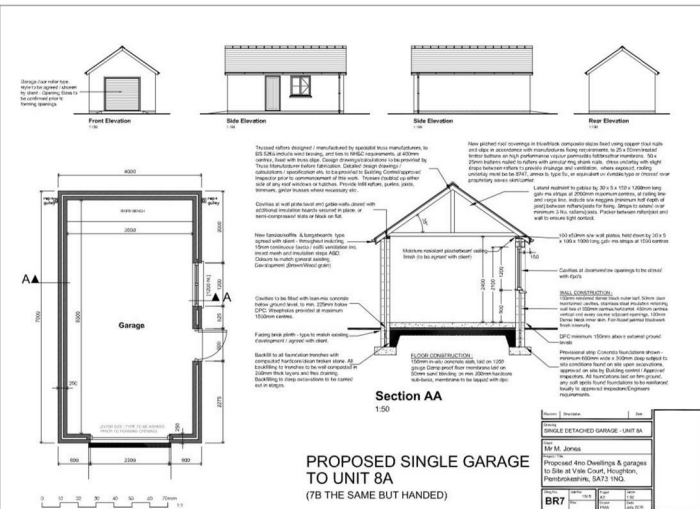
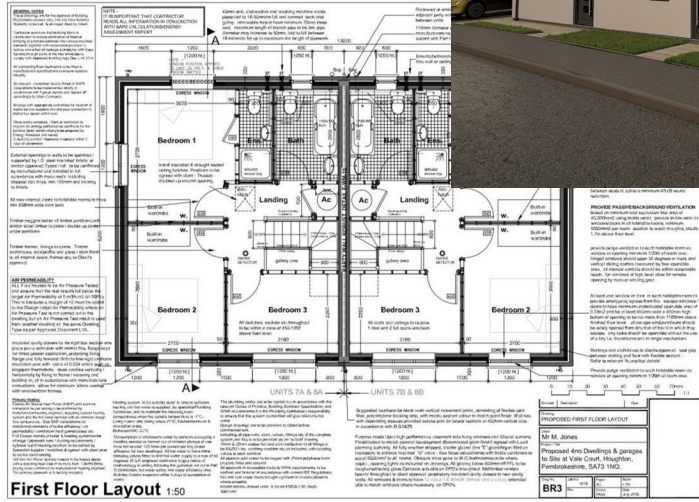
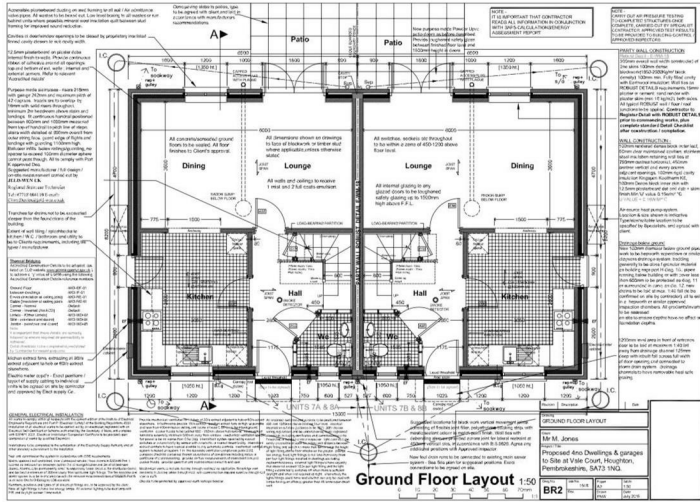


\*\*\*\*NEW BUILD \*\*\*\*

A great opportunity to purchase a new build semi-detached house located in the popular village of Houghton. This property will offer a lounge/dining area, kitchen and WC on the ground floor there are three bedrooms (one with en-suite), and a family bathroom. The property also offers the option of a larger garden or a garage (price to be agreed with developer) and a Architects Certificate.

The property also offers a driveway to the side providing off road parking, garage and a fenced garden to the rear with a patio seating area to enjoy outside dining.

The property is located just south of the county town of Haverfordwest. Haverfordwest has lots to offer including shops, schools, pools, secondary schools, further education college, hospital, multi screen cinema, theatre, and markets. Within a few miles of the village is the stunning Pembrokeshire coastline and its beautiful beaches. The village is also in easy reach of the towns of Neyland and Milford Haven offering a further



## DIRECTIONS

From our office in Haverfordwest follow the Freemans Way bypass to Merlins Bridge and take the 1st turning towards Burton/Hook/Llangwm. Continue for approximately 6 miles entering into the village of Houghton. Take the right into Vale Road following the road around to the left into Vale Court.

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