

NEW PRICE



12 Scamford Park, Camrose, Haverfordwest SA62 6HN

Offers in the region of £129,950

2 Bedroom Park Home On A Private Road
Fully Residential Site For Over 50's
UPVC Double Glazed and Gas Central
Heating

2 En-Suite Shower Rooms

Off Road Parking For 2 Cars

Rear Garden With Open Countryside Views



AW/DT/71019/280619

DESCRIPTION

In an elevated position this beautifully presented Park home situated at Scamford Park is the perfect opportunity to live in a tranquil and peaceful setting. This residential development is exclusively for the Over 50's and is in an absolutely stunning location! This Park home has far reaching views to rear, a rear garden, off road parking and ample living accommodation. This is an absolute must view to absorb the lifestyle and setting it is in!

ENTRANCE HALL

7'11 x 6'08 (2.41m x 2.03m)
Multi point lock door to front aspect, oak flooring.

LOUNGE

19'04 x 10'0 (5.89m x 3.05m)
Double glazed window to front, 2 double glazed windows to side and rear aspect, oak flooring, radiator, electric fire.

KITCHEN / DINER

19'04 x 9'11 (5.89m x 3.02m)
Double glazed window to front aspect, radiator, a range of base and wall units, Belfast style sink, 5 ring Rangemaster cooker, extractor hood, integrated fridge/freezer, integrated dishwasher, spotlights to ceiling.

UTILITY ROOM

6'08 x 6'03 (2.03m x 1.91m)
Double glazed window to rear aspect, obscured double glazed window to rear aspect, base units, storage cupboard, oak flooring.

BEDROOM 1

12'07 x 8'08 (3.84m x 2.64m)
Double glazed window to rear and side aspect, radiator, built in wardrobe, oak flooring.

EN-SUITE SHOWER

7'03 x 5'11 (2.21m x 1.80m)
Obscured double glazed window to rear aspect, low level W/C, wash hand basin, double shower cubicle, radiator, extractor fan, vinyl flooring.

BEDROOM 2

8'07 x 8'06 (2.62m x 2.59m)

Double glazed window to front aspect, radiator, built in wardrobe, oak flooring.

SHOWER ROOM

9'03 x 5'08 (2.82m x 1.73m)
Obscured double glazed window to front aspect, low level W/C, wash hand basin, bidet, double shower cubicle, radiator, extractor fan, door to Bedroom 2, door to Hall.

EXTERNALLY

To fore: Lawned area.
To Side: Off Road Parking, gated access to rear garden.
To Rear: Patio area, steps down to lawned garden. Patio area, garden shed.

SERVICES

We are advised that a charge of £145.00 per month for ground rent is payable to the site owners for site maintenance and sewerage. LPG and water are both on meters. Payment is made to the site owners. Electricity charges are via your preferred supplier.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Haverfordwest head on the A487 St Davids Road and head towards Keeton. Turn right into the village of Keeton. Follow the road for through the village keeping right and going down a shallow hill. Continue straight ahead signposted for Camrose on Keeton Lane. Turn left into Scamford Park and the property will be located directly in front of you.