



- 2 Bedroom Luxury Park Home
- Garden & Off Road Parking
- Peaceful, Rural Location
- Close To Coast

£145,000

Est. 1890
evans
roach
01437 762516





4 Scamford Park is a 42 x 20 ft, two bedroom luxury Stately Albion Park Home with gardens and parking situated in a peaceful, rural location between Keeston and Camrose close to the coast and within easy distance of St David's and the amenities in Haverfordwest, the county town of Pembrokeshire.

With high specification, this property offers a living/dining room, fully fitted kitchen/breakfast room and separate utility room with integrated appliances including electric oven, gas hob with extractor over, fridge/freezer, dishwasher, washing machine and tumble dryer, shower room with double shower cubicle and two double bedrooms, one with fitted storage and one with a walk-in wardrobe and en suite shower room. Externally the property offers parking for two vehicles and lawned garden, storage shed with electricity, rear patio and balcony.

Scamford Park is fully residential exclusively for retired and semi retired looking for modern, comfortable, low maintenance and secure living accommodation.





Tenure

Leasehold

Council Tax Band

C

Services

Mains electricity and water. Private drainage. LPG gas.

Viewing Arrangements

Strictly by appointment only

Directions

Take the A487 towards St. Davids and turn right towards Keeston. Follow the road through the village and Scamford Park can be found on the left hand side.

EPC not required

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER EVANS ROACH LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.

17 Victoria Place
Haverfordwest
Pembrokeshire
SA61 2JX

www.evansroach.com
info@evansroach.com
01437 762516

