



VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold.  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'A'

SSG/0124/DRAFT These are draft details and should not be relied upon. Please contact our offices to obtain an approved version of the particulars.

We would respectfully ask you to call our office before you view this property internally or externally.

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

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**

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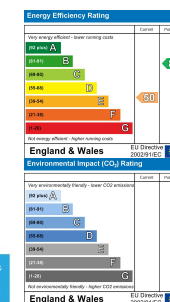


## Morning Tide, 2, Smugglers Retreat Kiln Park, Burton, Milford Haven, Pembrokeshire, SA73 1NY

- Chalet
- Open Plan Living Space
- Sun Terrace / Decked Seating Area
- Located on a Private Development of 6 Chalets
- Allocated Parking
- Three Bedrooms
- Modern Finish
- Estuary Views
- No Occupancy Restrictions
- EPC Rating E

**Offers Around £210,000**

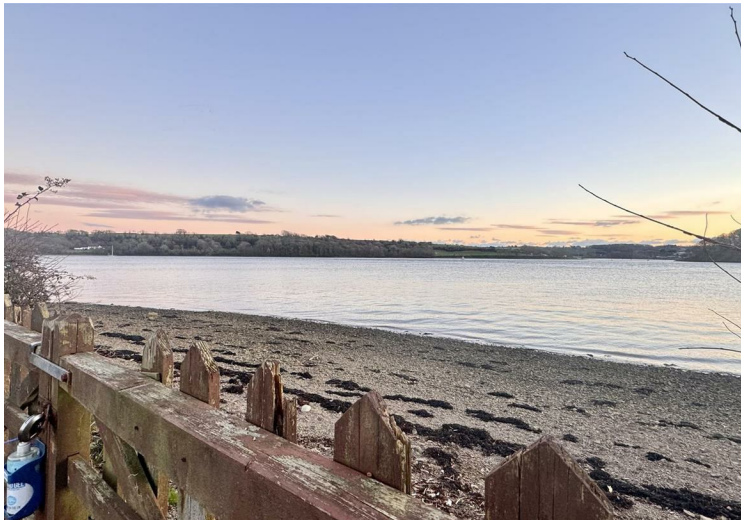
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**The Agent that goes the Extra Mile**





A rare opportunity to acquire a Chalet in the exclusive Smugglers Retreat development in Kiln Park, Burton which benefits from no occupancy restriction. This chalet could be utilized as a holiday let or full-time residence.

Enjoying beautiful estuary views with direct access to a cobble beach and boat launch on the Cleddau River, this chalet briefly comprises; an open-plan lounge/kitchen/diner, 2 double bedrooms, a single bedroom, and a family bathroom with a shower over the bath.

Externally, the property is accessed at the end of a no-through private road, and a gated entrance provides access the the development of just 6 chalets.



Viewing is highly recommended to appreciate the size and location of this chalet lodge.

There are a range of amenities in and around the village of Burton including The Jolly Sailor public house/restaurant which is just minutes on foot from the property. The village of Burton is located some 8 miles south of the County Town of Haverfordwest and 7 miles to Milford Haven, a short distance to Neyland Marina and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven, Freshwater East, and a host of others.



#### DIRECTIONS

From our office in Milford Haven, head down for Hamilton Terrace and turn left heading towards Great North Road and then onto Steynton. Once at the traffic lights with the Horse & Jockey opposite, turn right onto Neyland Road (A477) continue on this road until reaching the roundabout take 2nd exit and stay on A477, at the second roundabout take 3rd exit staying on A477, take the left turn before the Cleddau Bridge onto Trinity Terrace at next junction turn left and continue on Trinity Terrace, take left turn towards Jolly Sailor to continue through the car park and the property will be found at the end of the private road, with gated access on your right-hand side.

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