



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 G

NME/SSG/ESL/05/22/OK2007SSG

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

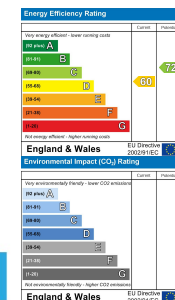
89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA  
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585



**Walton Lodge Walton West, Little Haven, Haverfordwest, Pembrokeshire, SA62 2UD**

- Detached House
- 0.4 Miles To Little Haven
- Potential For Development
- Off Road Parking
- No Onward Chain
- Four Double Bedrooms
- En-Suite Bathroom
- Garden With Countryside Views (Approx 0.22 Acres)
- Modern Kitchen
- EPC Rating: D



**Offers In The Region Of £325,000**

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

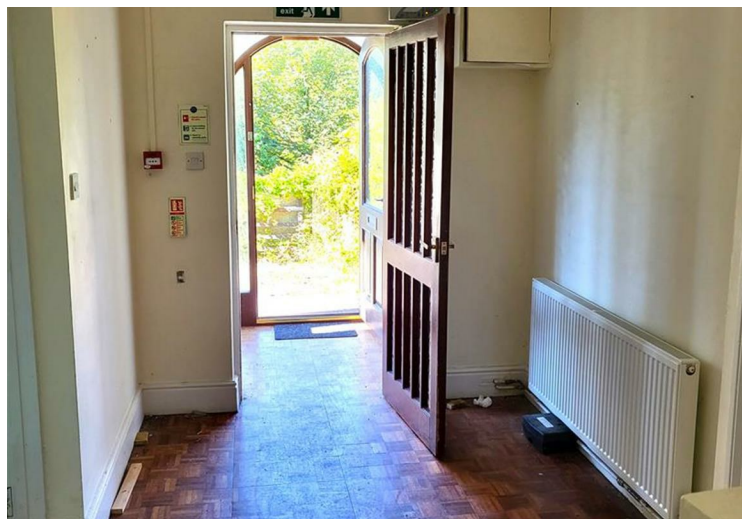


89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA  
EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**







A fantastic opportunity to purchase a detached house located in the sought after coastal location of Walton West, just 0.4 miles away from Little Haven.

The property offers versatile space with the potential for re-development or re-configuration. The layout briefly comprises: Porch, Entrance Hall, Lounge, Dining Room, Reception Room, Office, Kitchen fitted with a range of modern wall and base units, 1.5 sink and built-in oven and hob, a utility room, Downstairs Shower Room, Covered External Area, Workshop area - offering further development potential. Upstairs you will find four double bedrooms with an En-suite Bathroom to the principle bedroom. There is also a family Bathroom fitted with bath, toilet and basin. Externally the property offers a driveway to the front providing off road parking and lawn gardens to the side enjoying countryside views. The property is served by oil fired central heating and partial double glazing and sits in a plot of approximately 0.22 Acres.

Little Haven, historically a fishing village, boasts several pubs and cafes. When the tide is out, you can walk from Little Haven's lovely sandy cove to Settlands Beach and into Broad Haven. Broad Haven has a junior school, Post Office, village shop, and several pubs and restaurants. The market town of Haverfordwest is approximately 7 miles away with schools, a further education college, a hospital, leisure facilities, and shopping opportunities.



**Porch**

3'10" x 7'1" (1.17m x 2.16m )

**Shower Room**

8'11" x 4'8" (2.72m x 1.44m )

**Bedroom Two**

12'1" x 15'1" (3.70m x 4.60m )

**Lounge**

14'11" x 19'1" (4.57m x 5.82m )

**Office**

10'11" x 7'10" (3.34m x 2.40m )

**Bedroom Three**

10'4" x 13'3" (3.17m x 4.06m )

**Dining Room**

14'4" x 12'1" (4.39m x 3.70m )

**Covered External Area**

36'5" x 12'1" (11.11m x 3.69m )

**Bedroom Four**

15'1" x 11'8" (4.62m x 3.56m )

**Kitchen**

11'10" x 12'0" (3.63m x 3.66m )

**Workshop/Studio/Hobby Room**

48'1" x 21'10" (14.66m x 6.68m )

**Bathroom**

8'3" x 7'2" (2.53m x 2.20m )

**Reception Room**

7'9" x 17'2" (2.38m x 5.25m )

**Bedroom One**

15'0" x 11'11", (4.59m x 3.64, )

**Utility Room**

4'5" x 8'11". (1.37m x 2.73. )

**En-Suite Bathroom**

8'11" x 9'8" (2.72m x 2.96m )



**DIRECTIONS**

From Haverfordwest take the B4341 road towards Broad Haven for approximately five miles until you reach Broadway take the left hand turning signposted Little Haven. Follow this road until you Walton West, take the right-hand turn onto Walton Hill and the property will be found 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.