

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains drainage.
HEATING: LPG Gas
TAX: Band E

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

SSG/ESL/08/25/OK/ESL

FACEBOOK & TWITTER
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<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. 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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TELEPHONE: 01437 762626

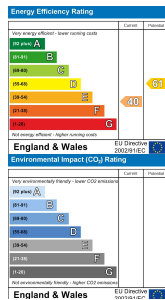


Woodlands Meadow Lane, Nolton Haven, Haverfordwest, Pembrokeshire, SA62 3NS

- Detached Bungalow
- Bathroom And Shower Room
- No Onward Chain
- Approx 500 yds from the Beach
- LPG Gas Central Heating
- Three/Four Bedrooms
- One/Two Reception Rooms
- Garden To Front
- Driveway Parking
- EPC Rating: E

Guide Price £280,000

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The Agent that goes the Extra Mile



This detached bungalow is located down a private lane, nestled within the stunning Pembrokeshire Coast National Park. Positioned just a few hundred yards from the sandy beach and the celebrated Pembrokeshire Coast Path, this property benefits from one of the most desirable coastal locations in the area.

The layout of the property briefly comprises of an entrance hall, living room, kitchen, four bedrooms, one with an en-suite shower room, and a family bathroom. A door from the kitchen leads through to a workshop area, with steps leading up to an office, storage room and a generous loft space offering fantastic storage space! Subject to planning permission, the property could be extended into the roof space to provide further living accommodation. The property is served by LPG gas heating and double glazing. The interior would benefit from some modernisation throughout, offering the perfect opportunity to tailor the layout, fixtures and finishes to a contemporary standard.

A short stroll brings you to Nolton Haven beach, a peaceful sheltered cove ideal for walking, beach-combing and coastal walks along the National Trail. The Pembrokeshire Coast Path runs right through the village, granting seamless access to neighbouring beaches such as Newgale and Broad Haven. Nolton Haven boasts a quintessential south-Wales coastal village charm, with a local pub, farm shop all within the small community.

This home is offered with no onward chain. With its direct proximity to the beach and potential to refurbish and modernise, the bungalow represents an outstanding coastal opportunity for those wishing to create their ideal seaside residence or holiday retreat.



DIRECTIONS

From our Haverfordwest office continue onto High Street taking a slight right by Natwest Bank onto Dark Street, continue onto Mariners Square turn right onto Barn Street/A487. At the roundabout take the 1st exit onto City Road, slight right onto St.Davids Road. At the roundabout take the 1st exit onto St Davids Road/A487 continue on A487 until Simpson Cross after a sort distance take a left turn signposted Nolton/Hilton Gardens. Enter the hamlet and follow the road past the beach, proceeding up the hill, where Meadow Lane will be found on the left hand side. The property is on the left hand side at the end of the lane. What3Words: [///hiker.next.custard](https://www.what3words.com/@@@hiker.next.custard)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.