

VIEWING: By appointment only via the Agents.

TENURE: Leasehold 125 years from 2002 Ground Rent N/A and Service Charge approximately £3120 for 2024

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: electric

TAX: Band F

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

JETH/ESL/12/24

TAKEONOK/10/12/24/LLE

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.

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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Apartment 6 & 13 St Brides Bay View Enfield Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JG

- Beachside Apartment
- Two Apartments Converted Into One
- Four Double Bedrooms (One With En-Suite)
- Juliette Balconies Overlooking Beach
- No Onward Chain
- Sought After Coastal Village
- Two Reception Rooms
- Beautifully Presented
- Leasehold Property With Share OF Freehold
- EPC Rating: C

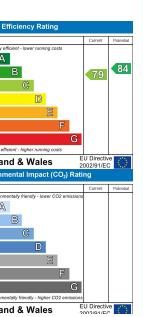
Offers Around £375,000

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The Agent that goes the Extra Mile





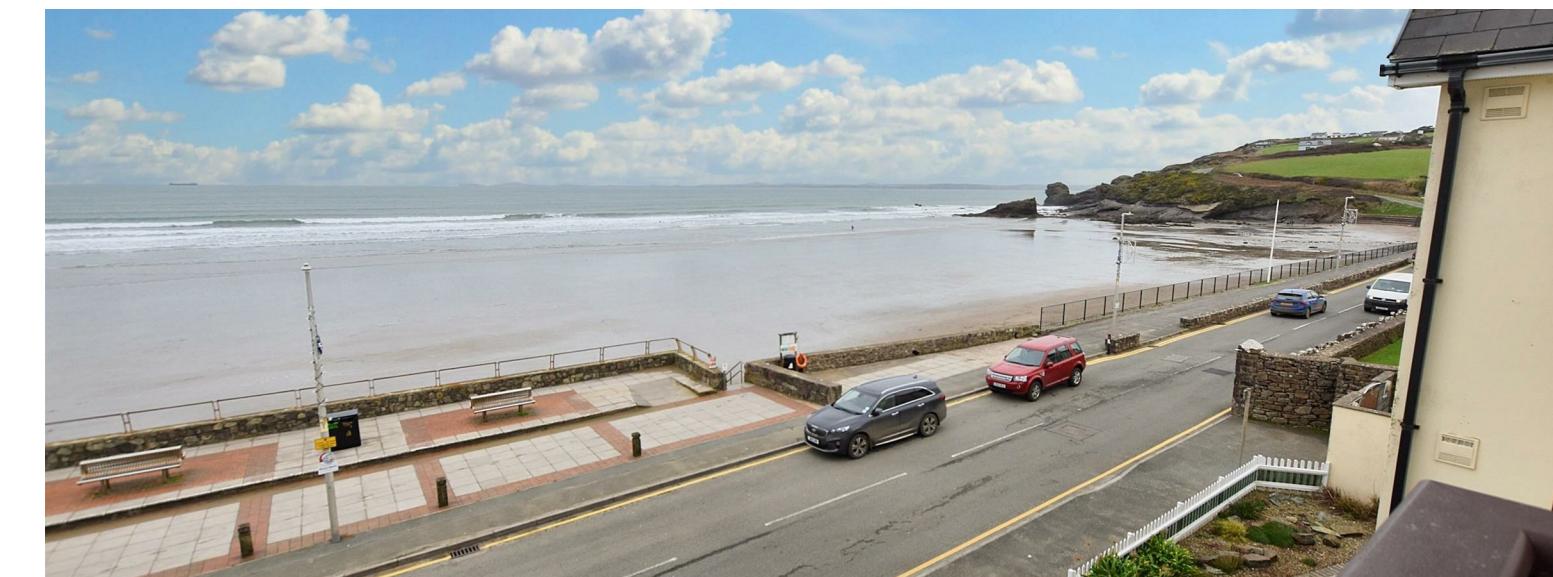
A rare opportunity to purchase a double sized beachside apartment (two converted into one), located on the promenade at Broad Haven and directly overlooking the beach! Located on the second floor and accessed through a communal entrance, the layout of the property comprises of two separate entrance halls, two reception rooms - one with the kitchen and both boasting Juliette balconies facing the beach, four double bedrooms (one with an en-suite shower room) and two family bathrooms. The property is in an excellent decorative order with modern kitchen and bathrooms, and is served by electric heating.

Externally, a private car park to the rear holds two allocated parking spaces for this apartment, and a further guest permit is available. To the front, the apartment is positioned in the heart of the village just a stones throw from amenities and transport links, and is directly across the road from one of Pembrokeshire's finest beaches!

With the added appeal of no onward chain, this is the perfect investment! a must see!

The village of Broad Haven is set within the beautiful Pembrokeshire Coast National Park and is a designated area of outstanding natural beauty. The long sandy beach is particularly popular for surfing and boating enthusiasts, whilst walkers and bird-watchers appreciate the coastal path, which gives access to some spectacular scenery. The village has local amenities including a post office, shops, pubs, and restaurants.

The county town of Haverfordwest lies 6 miles to the east and provides a wide range of amenities, including mainline train station, hospital, supermarkets, leisure centre and swimming pool, cinema, sixth form college, retail parks, shops etc.



DIRECTIONS

From our office in Haverfordwest, follow the one-way system through town and the signs to Broad Haven. Upon entering the village proceed down the hill onto Millmoor Way and continue onto Enfield Road. The apartment building can be found on your left-hand side. Turn left into the car park and the entrance to the property is at the front of the building. What3Words reference: winners.sideburns.deflated



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