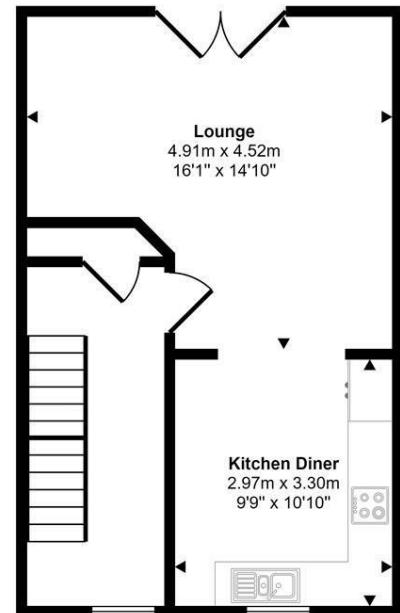
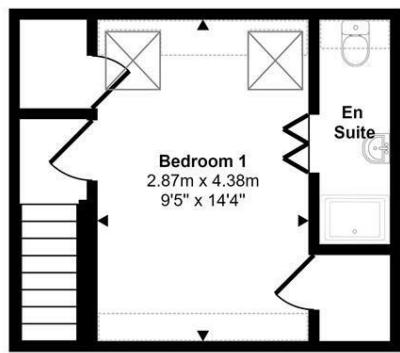


Ground Floor  
Approx 40 sq m / 435 sq ft



First Floor  
Approx 40 sq m / 427 sq ft



Second Floor  
Approx 22 sq m / 238 sq ft

Denotes head height below 1.5m

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.

**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 Gas, Mains Electric, Mains Water

**HEATING:** Electric

**TAX:** E

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

CFH/ESL/03/25

**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  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



**91 Puffin Way, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HP**

- Beautifully Presented
- Ideal Family Home or Investment
- Accommodation Over Three Floors
- Walking Distance to Beach
- No Onward Chain
- Sea Views
- Three Bedrooms
- Balcony and Low Maintenance Garden
- Sought After Village Location
- EPC Rating: C

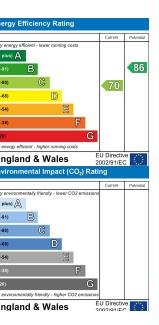
**Price £290,000**

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



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***The Agent that goes the Extra Mile***





A beautifully presented three bedroom, three storey townhouse in the highly sought after coastal resort of Broad Haven. The property is tastefully decorated throughout and benefits from fantastic Sea Views to the rear. Previously used as a successful holiday let with great income potential, this property would also make an family home!

Benefiting from electric heating and double glazing, the accommodation briefly comprises; two double bedrooms and bathroom on the ground floor, stairs lead up to an open plan lounge/kitchen/dining area with double doors leading out to a decked balcony, enjoying lovely sea views. Stairs lead up again to a third double bedroom and en suite shower room on the second floor. Externally there is a block paved driveway to fore with parking for two vehicles, a low maintenance, enclosed garden to the rear, with decked patio area.

The village of Broad Haven is set within the beautiful Pembrokeshire Coast National Park, a designated area of outstanding natural beauty. The long sandy beach is particularly popular with 'bucket and spade' and boating enthusiasts, whilst walkers and bird-watchers appreciate the coastal path, which gives access to some spectacular scenery. The village has local facilities such as 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, new leisure centre and swimming pool, cinema, sixth form college, retail parks, shops etc.



## DIRECTIONS

From our office in Haverfordwest follow the one way system and follow the signs to Broad Haven. Upon entering the village proceed down the hill and just before the sea front there is a left turn into Puffin Way. 91 can be found near the end on the left hand side. What3Words: //delivers.introduce.health



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