

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 Electric, Mains Water, Mains drainage.

HEATING: Economy 7

TAX: Band E

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

JETH/ESL/07/25/DRAFT

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. 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,

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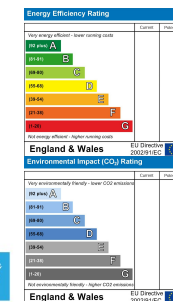


## 75 Puffin Way, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HP

- Mid-Terrace Townhouse
- Garden To Rear With Balcony Seating Area
- Sea Views
- No Onward Chain
- Off Road Parking And Garage
- Three Double Bedrooms
- Coastal Village Location
- Open Plan Living/Kitchen Area
- Economy 7 Storage Heaters
- EPC Rating: TBC

**Offers In Excess Of £350,000**

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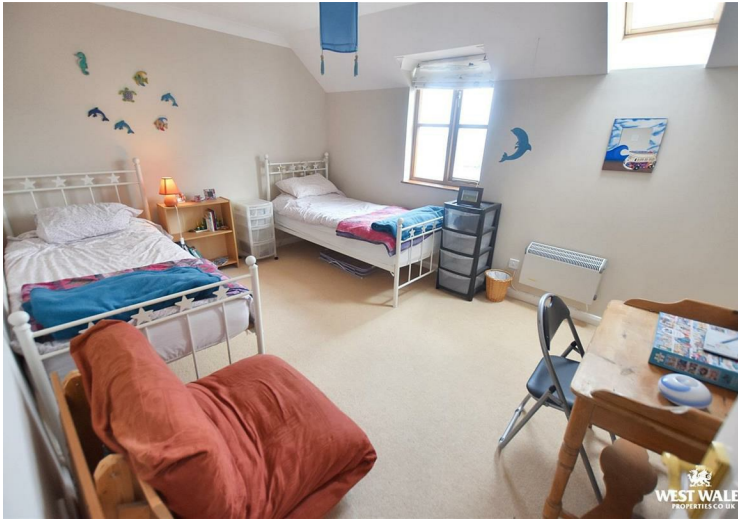


75 Puffin Way is a very well presented mid-terrace townhouse, located within walking distance of the beach at Broadhaven and all amenities that this lovely village has to offer. The property spans over 3 levels, the living accommodation comprises of an open plan living/dining room progressing on to the kitchen with an integral oven and space for kitchen appliances. There is a double bedroom on the ground floor with the added feature of inbuilt bunk beds and a shower, and there are French doors leading to the garden. There is also a cloakroom and integral garage on the ground floor. On the second floor, there are two further double bedrooms (one with a feature bay window to the rear) as well as a family bathroom with separate shower unit. Lovely views of the beach and village can be enjoyed from most aspects of the property. The property is served by double glazing and economy 7 storage heaters and has been tastefully decorated in fresh neutral tones.

Externally, a driveway to the front provides off road parking and access to the garage which provides dry parking or handy storage space. To the rear of the property is a garden to the rear with a patio seating area progressing onto a lawned garden, with a further decked seating area at the rear. Wooden steps lead up to a balcony seating area which adjoins the living room, where the sea views and a Southern aspect can be enjoyed.

With the further appeal of no onward chain, this versatile property suits as a family home, holiday let, or private bolt hole by the sea. Viewing is highly recommended!

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.



### 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.