

VIEWING: By appointment only via the Agents.  
TENURE: Leasehold with share of freehold. Lease details TBC  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Electric, Mains Water  
HEATING: Gas  
TAX: Band D

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

JETH/ESL/12/25/JETH  
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

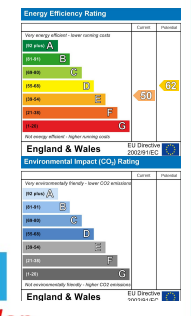


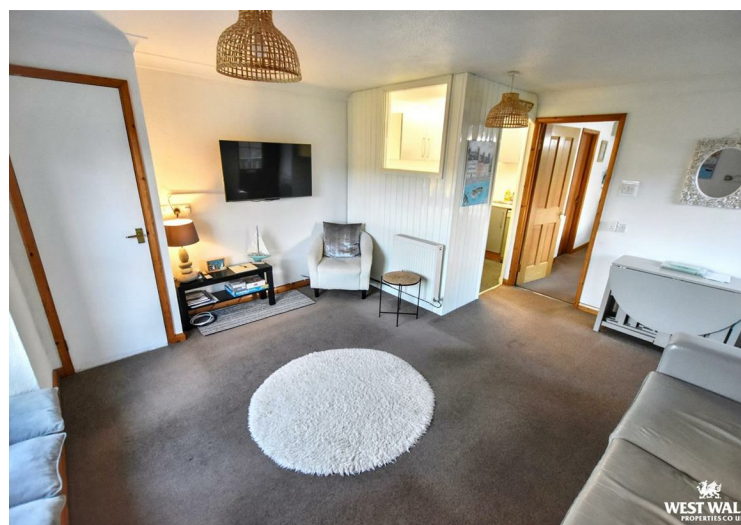
**Flat 9, The Coach House Enfield Road, Broad Haven, Haverfordwest, SA62 3JW**

- First Floor Maisonette
- Master Bedroom With En-Suite
- Sea Views From Balcony
- Communal Parking
- No Onward Chain
- Three Bedrooms
- Leasehold With Share Of Freehold
- Two Balcony Seating Areas
- 150 Yards To Beach And Seafront
- EPC Rating: E

**Auction Guide £170,000**

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





A fantastic opportunity to purchase a first floor maisonette located in the sought after coastal village of Broad Haven. The property is located approximately 150 yards from the village centre and seafront, where you can find the beautiful blue-flag beach. This property would make the perfect holiday let investment, or private bolt hole by the sea and is being sold with the further appeal of no onward chain!

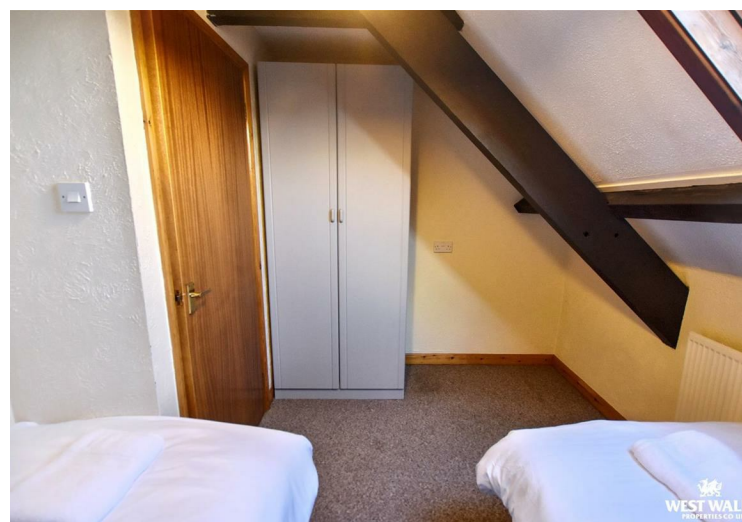
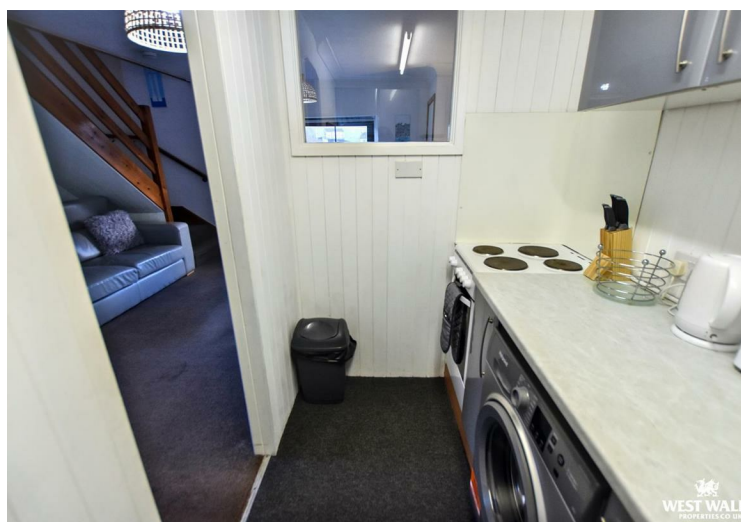
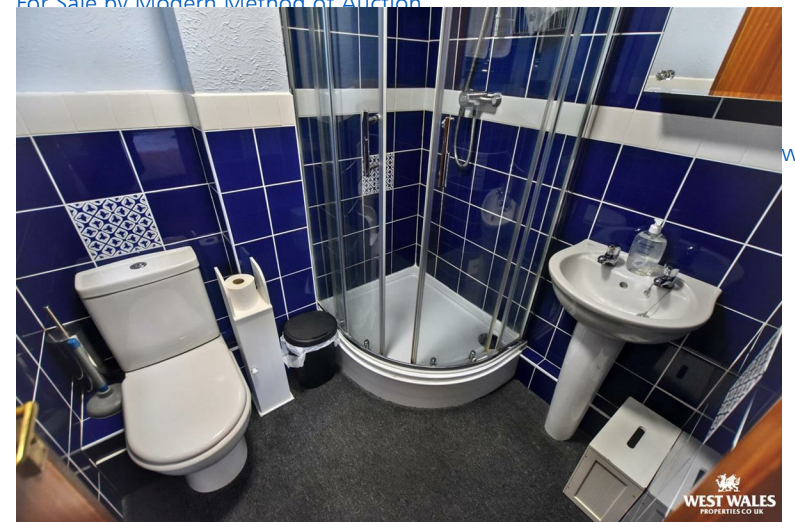
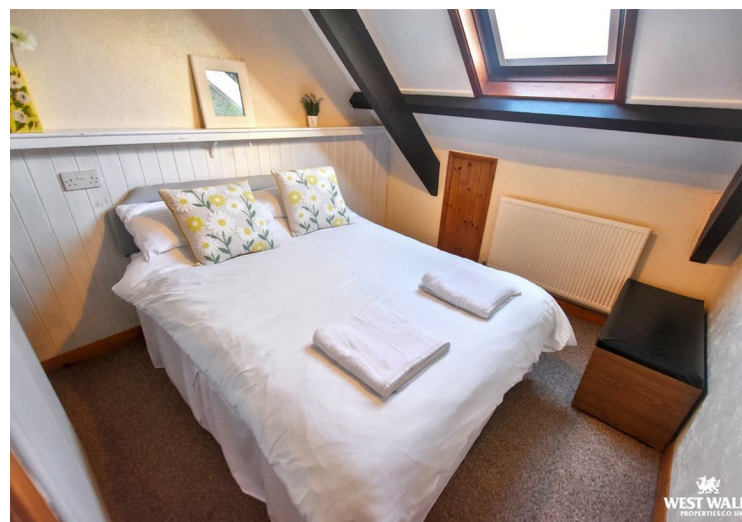
Accessed from an external staircase at the side of the building, the layout of the property comprises an open plan living room/diner with an adjoining galley kitchen, and a downstairs master bedroom with en-suite shower room. On the first floor there is a landing area leading to two bedrooms, served by a family bathroom. The property is served by gas central heating and double glazing.

Externally, there are two balcony seating areas, offering a pleasant space to sit on a sunny afternoon and enjoy glimpses of the sea to the West. A gated communal car park allows ample space to park, with surrounding lawned gardens.

This leasehold property owns a portion of the freehold, 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/restaurants and a community primary school.

For Sale by Modern Method of Auction



### DIRECTIONS

From our Haverfordwest office proceed up the High Street, into Dew Street following the one way system round to the right. Take the Broad Haven road straight ahead, passing Tesco Stores and continuing on out of Haverfordwest. On entering Broad Haven follow the road along the seafront and you will find the turning to 'Rockdrift apartments' on the left hand side through the shop car park. The property will be found on your left hand side, through the double gates. What3Words: [///kettles.suave.dynasties](http://kettles.suave.dynasties)

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