

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: We are advised Leasehold with a share of the Freehold

LENGTH OF LEASE: 125 years

ANNUAL SERVICE CHARGE AMOUNT: £1,120

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

COUNCIL TAX: Band 'C'

ref: JDE / 06/23 / CPS/06/ 23/OK EJL

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

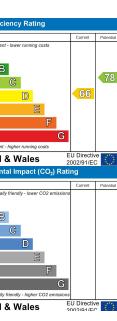


35 Puffin Way, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HP

- Sought After Coastal Location
- Two Bedrooms
- Ideal Private Holiday
- Allocated Parking Space
- Double Glazed and Electric Heating
- Ground Floor Apartment
- Open Plan Kitchen/Diner
- Short Walk to Beach
- Leasehold with a Share of the Freehold
- EPC D

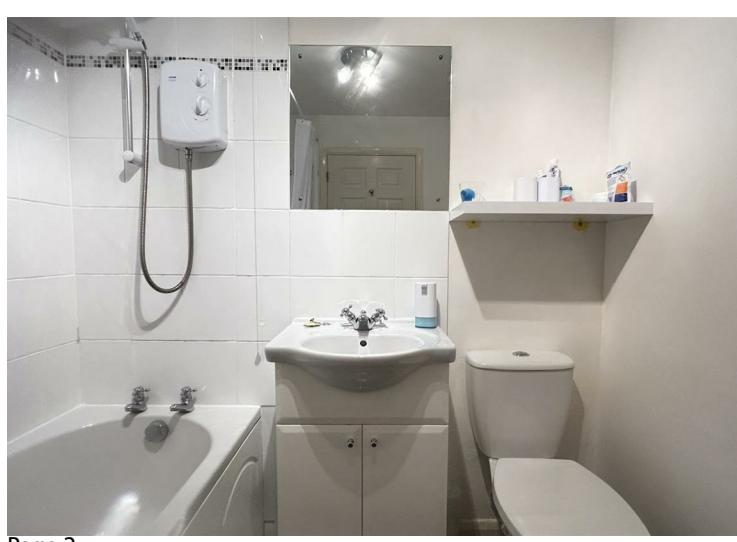
Offers In Excess Of £140,000

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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 Broadhaven drive down the hill, and take a left into Puffin Way, follow the road along. The property will be found a little way along on your left hand side. What3words [wink.triathlon.sits](https://what3words.com/wink.triathlon.sits)

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