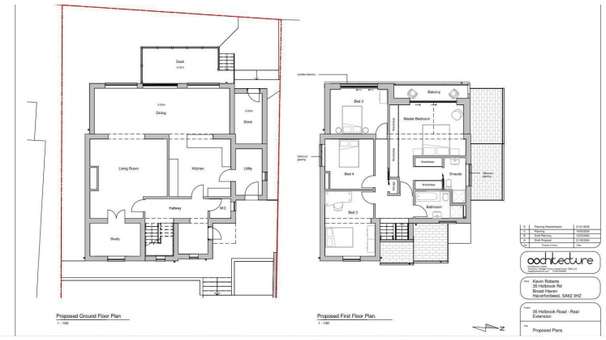
Current floorplan




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, Oil Heating.
HEATING: Oil
TAX: Band F

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

NME/ESL/02/26/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*

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626



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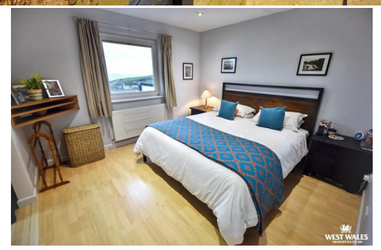
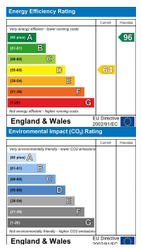
www.westwalesproperties.co.uk



## 35 Holbrook Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HZ

- Detached House
- Roof Terrace With Uninterrupted Sea Views
- Front And Rear Garden
- Planning Application: NP/25/0074/FUL
- External Office/Hobby Room And Driveway Parking
- Three Bedrooms Plus Study
- 0.3 Miles To Beach And Village Centre
- Approved Planning Permission For Extension
- Three Double Bedrooms
- EPC Rating: D




## Offers Around £575,000

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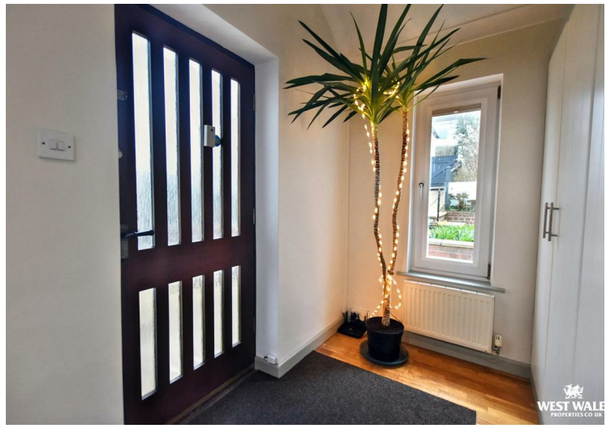
***The Agent that goes the Extra Mile***



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An opportunity to purchase a detached executive style family home with direct sea views and approved planning permission for a rear first floor extension. The property is located in the sought after residential area of Holbrook Road, giving easy access to the village centre, promenade and the blue flag beach at Broad Haven.

The layout of the property briefly comprises of an open plan living room with feature fireplace, a dining area with bi-folding doors to the elevated seating area overlooking the garden, a kitchen, utility room and a downstairs office/fourth bedroom. The first floor currently offers three bedrooms, the master boasting an adjoining dressing room, and a family bathroom. French doors in the dressing room lead onto the roof terrace, where the stunning scenery can be enjoyed. The property is served by oil fired central heating, and solar panels provide a healthy monetary return from the grid.

Plans have been submitted and approved for a first floor extension which could accommodate a fourth bedroom with a dressing area and en-suite to serve the master bedroom, along with a balcony seating area.

Externally, there is a driveway providing off road parking, with steps leading down to the detached outbuilding which offers the perfect space to work from home or to use as recreational/storage space. There is a patio garden to the front with established bedding areas. To the rear is a lawned garden with an elevated balcony seating area, with a pedestrian gate leading to a communal green at the rear.

## 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 and continuing on out of Haverfordwest. On entering Broad Haven, take the first turning to the left, and first left into Holbrook Road. The property will be found on the right hand side. What3Words:///chops.pursue.reinstate

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

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