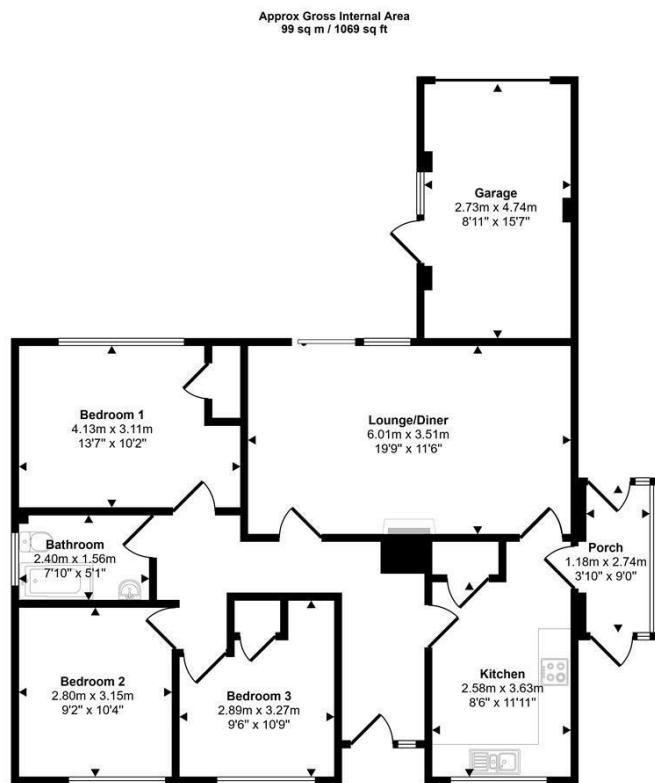




Floorplan

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/08/25/OK EJJ

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<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

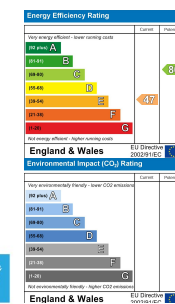


## 30 Croft Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HY

- Detached Bungalow
- Lounge/Diner With Open Fire
- No Onward Chain
- Economy 7 Storage Heaters
- Walking Distance To The Sea, With Glimpses From Property
- Three Bedrooms
- Front And Rear Gardens
- Detached Garage
- Coastal Village Location
- EPC Rating: E

**Offers In Excess Of £290,000**

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





30 Croft Road is a charming detached bungalow located approximately 0.7 miles from the village and beach! This property offers a wonderful opportunity to enjoy peaceful coastal living with the benefit of glimpses of the sea from the comfort of your living room.

The layout of the property briefly comprises of an entrance hall, open plan lounge/diner with sliding doors to the garden, kitchen with fitted units and storage cupboard, leading through to a side porch that gives access to both the front and the rear, a family bathroom and three bedrooms, all served by fitted wardrobes. The property is served by economy 7 storage heaters, and double glazing, with a neutral decoration throughout.

Externally, there are well maintained lawned gardens to the front and rear, with pedestrian side access connecting the two. The front of the property leads onto a communal green area with pedestrian footpath only, giving it a pleasant outlook with no passing traffic. At the rear of the property is a detached garage,, with a pedestrian gate leading to a rear lane where parking is available.

With the further appeal of no onward chain, this property must be viewed in order to appreciate it's charm, location and potential!

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 ad a community primary school.



### Nearby Broad Haven Beach



### 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 turn left onto Croft Road, then turn right to follow the road to the end, where you will find number 30 on your right hand side.

What3Words: //www/wedding.cavalier.readily

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