



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.



Internal Pictures coming soon, viewing is highly recommended in order to fully appreciate!

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 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.

