

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: Share of the freehold

SERVICES: We have not checked or tested any of the services or appliances at the property. property has Mains Drainage, Mains Electric, Mains Water

HEATING: Electric Heating

TAX: Band D

Leasehold 125 years started 24/06/1993

- Service Charge £1260 PA

- Ground Rent £250 PA

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

JETH/AMA/04/24/OK EIL

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

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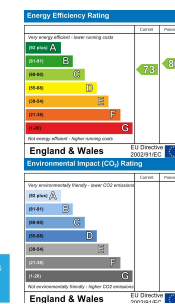


## 41 Puffin Way, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HP

- Chain Free
- Two Bedrooms
- Walking Distance to Beach
- Allocated Parking
- Electric Heating
- Top Floor Apartment
- Open Plan Living
- Village Location
- Double Glazed
- EPC - C

Offers Around £140,000

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*The Agent that goes the Extra Mile*







A well presented top floor apartment is situated in the popular seaside village of Broad Haven renowned for its Blue Flag Beach within the Pembrokeshire Coastal National Park. This apartment is part of a purpose built apartment block within 3 minute walking distance to the sea shore and would make an ideal coastal retreat or retirement property.

The accommodation briefly comprises of entrance hall, open plan kitchen/living room/dining room, two bedrooms and bathroom. Property benefits from double glazing and electric heating.

Externally the property allocated parking for one car.

Viewing recommended to appreciate the location and all this apartment has to offer.

Broad Haven is a sought after coastal village located approximately 6 miles out of Haverfordwest. Spend your days on the sandy beach only yards away, try your hand at a water sport from the hire centre. With a choice of places to eat and drink and a well-stocked village shop. Walk the Pembrokeshire Coastal Path over the headland or at low tide, along the beach, to the picturesque village of Little Haven with its small sandy cove and cluster of pubs and restaurants. The popular surfers beach at Newgale is only a short drive away.

The county town of Haverfordwest lies 6 miles to the east, and provides a wide range of amenities, including mainline train station, hospital, supermarkets, new leisure centre and swimming pool, cinema, sixth form college, retail parks, shops etc.



### DIRECTIONS

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. What3words bids.keys.overlaps

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