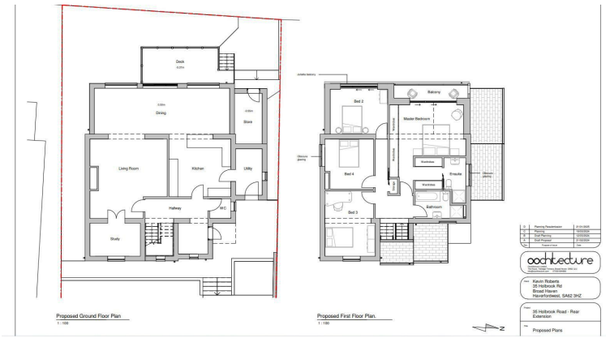
Current floorplan



ח Garden

erial View

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
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TELEPHONE: 01437 762626

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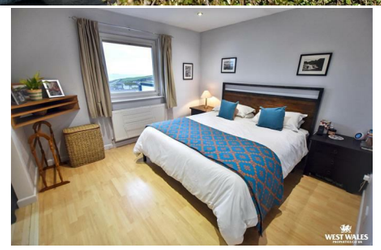
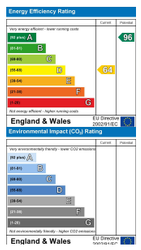
www.westwalesproperties.co.uk



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

Finding a family home in a beachside village is one thing; finding one where you can walk the children to school while looking at the ocean is truly rare. This detached home on the sought-after Holbrook Road offers that exact balance of coastal beauty and everyday family practicality.

The heart of this home is designed for togetherness. The open-plan living area features a cosy fireplace for winter evenings, while the dining area opens via bi-folding doors onto an elevated deck—perfect for summer BBQs overlooking the garden. With a dedicated ground-floor office (which easily doubles as a fourth bedroom) and a detached outbuilding/office in the garden, there is plenty of room for everyone to work, play, or relax.

The Rare Location: Situated in a "Blue Flag" beach village where the local primary school, shops, and pubs are all within easy walking distance. It is one of the few seaside villages where you can truly ditch the car for the school run.

FEATURES:

Room to Grow: Planning permission is already approved for a first-floor extension. This would transform the upstairs layout to accommodate an additional upstairs bedroom, along with a grand master suite featuring a dressing area, en-suite, and a private balcony.

Coastal Features: Enjoy a private roof terrace off the current master bedroom—the ultimate spot for a morning coffee with a stunning sea view.

Sustainable Living: Equipped with solar panels that provide a healthy monetary return, helping to offset family living costs.

The property features a driveway for off-road parking and a front patio with established greenery. To the rear, the lawned garden is ideal for children and pets, featuring a pedestrian gate that leads directly to a communal green—extending your outdoor play space even further.

Located within the Pembrokeshire Coast National Park, you have world-class walking trails and boating right on your doorstep, making every weekend feel like a

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.