

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: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E'

ref: / ADD /CPS 02./05/ 23/OK EJJ

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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

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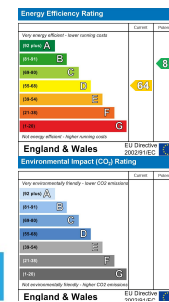


## Windswept, 89 Puffin Way, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HP

- Three Double Bedrooms
- Ideal Holiday Let
- Off Road Parking
- Open Plan Living Space
- Garden to Rear
- Three Storey Town House
- Immaculately Presented
- Balcony Enjoying Sea Views
- En-Suite Shower Room
- EPC D

Offers In Excess Of £300,000

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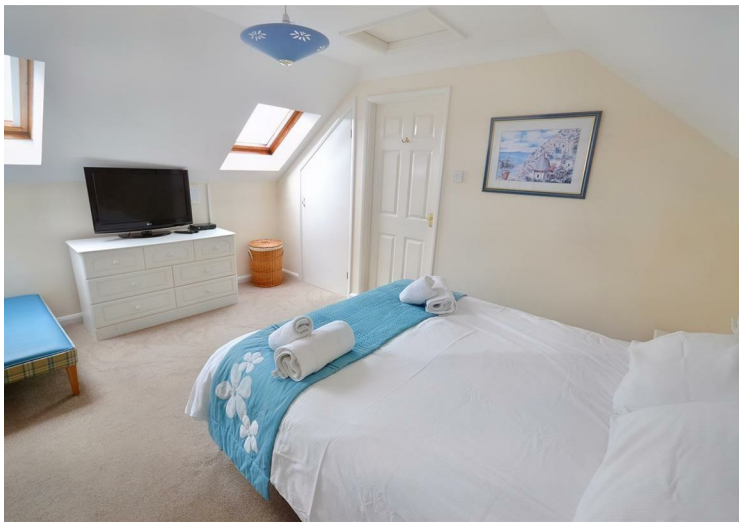


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*The Agent that goes the Extra Mile*







Situated in the sought after coastal village of Broad Haven, Windswept offers sea views to the rear. This immaculately presented three storey townhouse would make the ideal family home or investment opportunity. The property has previously been used as a successful holiday let.

The accommodation, set over 3 floors, briefly comprises; two double bedrooms on the ground floor, one with patio doors leading into the garden the other to the front of the property, and a family bathroom conveniently located between the two. Stairs lead up to the first floor with open plan lounge/kitchen/dining area, the lounge area offering double doors leading out to a decked balcony to enjoy the sea views and sunsets. A further stairway takes you up to a third double bedroom with en-suite shower room on the second floor. The property further benefits from electric storage heating giving cheaper night rate tariffs and double glazing.

Externally to the front, there is a paved driveway with parking for up to two vehicles. To the rear is a low maintenance, enclosed garden, with composite decking and artificial grass, which makes it the perfect place to socialise or relax and enjoy the beautiful scenery. The property backs on to a SSSI (Site of Special Scientific Interest) where interesting birds and wildlife can be seen.



The village of Broad Haven is set within the beautiful Pembrokeshire Coast National Park and designated an area of outstanding natural beauty. The long sandy beach is particularly popular for surfing and boating enthusiasts, whilst walkers and bird-watchers appreciate the coastal path, which gives access to some spectacular scenery. The village has local amenities including a post office, shops, pubs and restaurants.

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

### GENERAL INFORMATION FREEHOLD.



### 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 Broad Haven follow the road until you see the left-hand turn onto Puffin Way, where the property will be found on the left-hand side. What3words coarser.gums.cherished

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