

34 Timber Hill, Broad Haven, Haverfordwest



Offers In The Region Of £90,000



We are delighted to present this beautifully positioned three-bedroom timber chalet, set on an elevated plot within the sought-after Timber Hill Holiday Park.

Offering fantastic scenic views from its spacious, large veranda, this chalet is perfectly suited for families and holidaymakers alike, with the popular Broad Haven Beach, stunning coastal paths, and local amenities just a short distance away.

Constructed from 50mm cedar planks, the property is well insulated, ensuring year-round comfort. The accommodation comprises Living Room, Kitchen, 3 Bedrooms and bathroom. The property benefits from upgraded panel heaters, new double glazing and a new roof.

The chalet is ideal for holiday let or second home. Furniture is available by separate negotiation.



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### Living Room

4.87 x 3.63 (15'11" x 11'10" )

Light and spacious living area with large window overlooking scenic views

### Kitchen

2.44 x 1.59 (8'0" x 5'2" )

Range of fitted base and wall units, ample work surfaces, appliance space, window to side, door to balcony

### Bedroom 1

2.42 x 2.42 (7'11" x 7'11" )

Window to rear. Double bedroom with storage, fitted carpet, window to rear, panel heater.

### Bedroom 2

2.49 x 1.83 (8'2" x 6'0" )

Window to rear, fitted carpet, panel heater, hanging space.

### Bedroom 3

3.22 max x 3.0 max (10'6" max x 9'10" max)

Window to rear, fitted carpet, panel heater

### Bathroom

2.33 x 1.51 (7'7" x 4'11" )

Window to side, P-shaped bath with shower over, WC and vanity wash hand basin.

### Outside

To the side of the property is a Path and steps leading to the chalet's sunny veranda, boasting beautiful scenic and rural views.

The location offers plentiful parking and is a short walk from the popular beach of broad haven and coastal path. Neighbouring beaches and villages are only a short drive away.

### Occupancy Restriction

There is an occupancy restriction preventing use of the property during the months of November, January and February.

### Leasehold Information

Lease: 45 years remains from 1st June 2025

Annual Ground Rent: £10 plus VAT per annum

Annual Maintenance Charge: £1728 payable in June and in December (£3,448 pa)

### Additional information

Services: Mains electricity, water, WI-FI.

Local Authority: Pembrokeshire Coast National Path Authority (Llanion, Pembroke Dock, SA72 6DY)

Council Tax: Band A - NO SECOND HOME PREMIUM

Broadband: Ultrafast available

Mobile: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

(Source: OFCOM Mobile and broadband checker). Purchasers to make their own enquiries.

Viewing: Strictly by appointment



## Ground Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 43.7 sq. metres (470.3 sq. feet)

### 34 Timber Hill

Exit Haverfordwest on the Haven Road and continue through Portfield Gate. At the sharp left hand corner take the right hand turning for Rosehill/Nolton Haven. Continue along this road. When the road splits continue forward and follow the road. After a short while Timber Hill can be found on your left hand side. Proceed in to the holiday park and upon reaching the first chalets continue on the upper road, passing the house on your left hand side. Park at the next pull-in on the left hand side. No 34 can be found a little way back up the road on your right-hand side, with steps leading to the property.



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.