

Treetops, Walton West, Little Haven



**Asking Price £775,000**



**RK & son  
Lucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

**Prestige  
Collection**







Rarely does an opportunity present itself to purchase a house that has been finished with a such a keen eye for detail with spectacular sea views overlooking Broad Haven. A detached three bedroom home with a one bedroom annex, that can very easily be turned back into a spacious master bedroom with a large en-suite to make a four bedroom single story dwelling, along with a separate two bedroom ground floor flat.

From the cosy country style kitchen with rustic lighting, to the sea views from almost every room in the house, this property provides all the comforts of modern living in an ideal coastal location. The outside space boasts a beautiful tiered garden with the option of alfresco dining from the comfort of the summerhouse. At the bottom of the garden is the properties best kept secret, a log cabin with its own access and parking, compromising a bedroom, shower room and an open plan kitchen/living space and utility room.

Viewing is essential to appreciate the beauty of this property and love the vendors have put into it.





**Main House**

**Entrance Hall**

First impressions count and as you enter the uPVC double glazed door into Treetops, you are greeted by a log burner, a cloakroom for storage, gorgeous original wooden floorboards and stylish black and white patterned tiles.

**Shower Room**

Mixer shower in enclosure, lavatory and hand basin.

**Bedroom 1 11'3" x 13'3" (3.42m x 4.03m)**

Large double bedroom with fitted carpet, radiator, timber double glazed window leading into the Sun Room. Opening leading into the Dressing Room.

**Dressing Room 7'7" x 7'3" (2.30m x 2.20m)**

Fitted carpet throughout, built in mirrored wardrobes, uPVC double glazed window to front with sea views.

**En-suite**

Marble effect grey tiles, part tiled walls, heated towel radiator, close coupled lavatory, hand wash basin, double waterfall shower.

**Kitchen 13'5" x 16'9" (4.10m x 5.10m)**

This charming kitchen serves as a wonderful family hub. With a fully-fitted kitchen and space for a dining table at the centre of the room. The wall and base units that surround the space and are topped with grey laminate worktops. The space includes a useful island on wheels that can be also used as extra worktop space. The kitchen comprises wooden floorboards, a duel fuel cooker with extractor fan, single bowl sink, three large Velux windows for extra light with blackout blinds. Ladder access leading up to the Mezzanine, radiator, porthole window looking into the lounge and contemporary hung lights. The space is very cosy and gives off a sense of country living in style.

**Sun Room 16'1" x 7'10" (4.90m x 2.40m)**

uPVC double glazed stable door leading into a spacious room which can be used to soak up the views of Broad Haven. Featuring uPVC double glazed windows to side with sliding doors leading out onto the patio area.

**Utility 9'2" x 7'10" (2.80m x 2.40m)**

Larder units, single sink unit and plumbing for appliances, oil fired boiler, uPVC double glazed window to side, tiled flooring.

**Living Room 14'9" x 15'9" (4.50m x 4.80m)**

A stylish yet cosy living room which comprises of a large uPVC double glazed window to front with stunning water views over Broad Haven. A fireplace with log burner and slate hearth, feature slate mantle, wood effect laminate flooring, radiators, double doors that lead into the Sun Room.

**Bedroom 2 14'9" x 7'7" (4.50m x 2.30m)**

Fitted carpet throughout, uPVC double glazed window to front with sea views, radiator, stylish glass block wall leading into the En-Suite.

**En-suite**

Modern suite featuring double shower in enclosure, vanity hand basin, close coupled lavatory.

**Bedroom 3 13'6" x 12'10" (4.12m x 3.90m)**

Curved feature double glazed windows to side with beautiful sea views, wood effect laminate flooring, radiator. Fitted wardrobe storage that includes a pull down double bed.

**Ground Floor Annexe**

**Entrance Hall**

uPVC double glazed windows to side and front aspect with sea views.

**Living Room 14'9" x 12'6" (4.50m x 3.80m)**

Fitted carpet throughout, uPVC double glazed window to front, electric fireplace, radiator.

**Kitchen 8'6" x 10'10" (2.60m x 3.30m)**

Comprising an array of base and wall units with contrasting work surface, 1.5 bowl single drainer sink, gas cooker and extractor, plumbing for washing machine/dryer/dishwasher, wood effect laminate flooring.

**Shower Room 5'3" x 7'10" (1.60m x 2.40m)**

Pedestal hand basin, close coupled lavatory, shower in cubicle, built-in cupboard for storage, heated towel radiator, part tiled walls, tiled floor.

**Bedroom 13'9" x 7'10" (4.20m x 2.40m)**

Double bedroom with fitted carpet, uPVC double glazed window to front, radiator.

**Bedroom/Study 5'11" x 14'1" (1.80m x 4.30m)**

Fitted carpet, uPVC double glazed window to front with sea views, radiator, built in storage

**First Floor Annexe**

**Kitchen/Living Room 11'3" x 14'9" (3.42m x 4.50m)**

Open plan living space comprising uPVC double glazed stable door, space for double bed, wooden flooring, radiator, Velux sky light, sink with mixer tap, an array of base and wall units, wood effect worktop, gas cooker with extractor fan, space for appliances.

**Bedroom 8'3" x 10'2" (2.52m x 3.10m)**

Grey fitted carpet, heated towel radiator, storage cupboards, door leading into En-Suite.

**En-suite**

Grey tiled flooring, close coupled lavatory, hand wash basin, double shower with stylish marble grey shower bathroom boards.

**Outside**

Gravelled parking area for several cars, spectacular sea views overlooking Broad Haven, tiered garden featuring a summer house with water and electricity connections which are perfect for an alfresco dining in the summer. The bottom of the garden features a log cabin. The log cabin features a fully fitted kitchen with an open plan lounge, double bedroom, shower room and utility space. The log cabin is fitted with LPG bottled gas and has plentiful off-road parking.

**Additional information**

Services: Mains water and electricity are connected with oil fired central heating. Drainage is connected via a septic tank.

Tenure: Freehold.

Local Authority: Pembrokeshire Coast National Park Authority & Pembrokeshire County Council.

Council Tax Band: E


Viewings: Strictly by appointment with R K Lucas & Son







Leave Haverfordwest on the Haven Road (B4341) and continue on this road for approximately 5 miles. At Broadway take the left fork signposted to Little Haven. As you arrive into Walton West, the property can be found on the right hand side before the Church identifiable by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



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