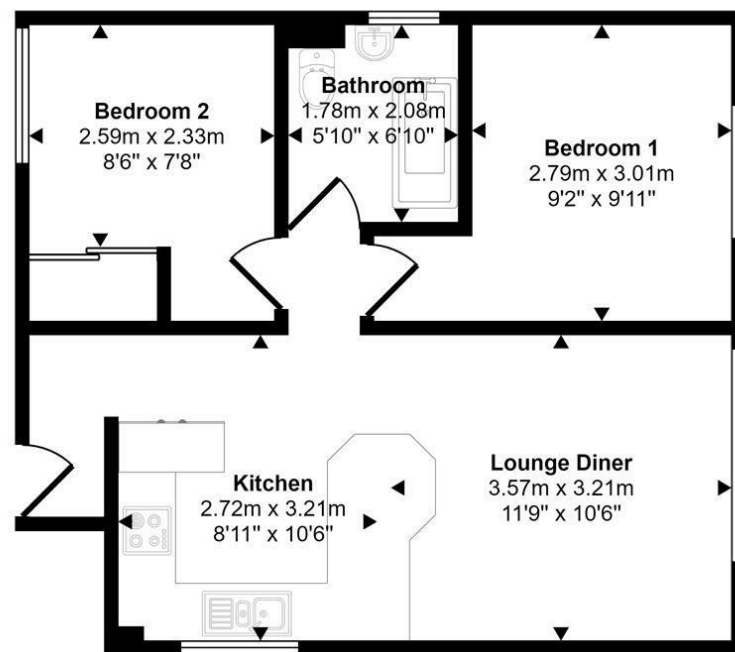


Approx Gross Internal Area
46 sq m / 500 sq ft



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: We are advised Leasehold
LENGTH OF LEASE:
ANNUAL GROUND RENT: £10
GROUND RENT REVIEW PERIOD: [year]
ANNUAL SERVICE CHARGE AMOUNT: £1000/year
SERVICE CHARGE REVIEW PERIOD: [year]

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

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
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

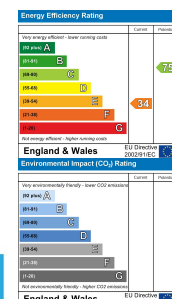


18 Haven Court, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UP

- Two Bedrooms
- Open Plan Living/Dining Area
- Ideal Holiday Let
- Leasehold Property with 980 Years Remaining
- Designated Parking
- Ground Floor
- Electric Heating
- UPVC Double Glazing
- Coastal Village Location
- EPC F

Offers In The Region Of £190,000

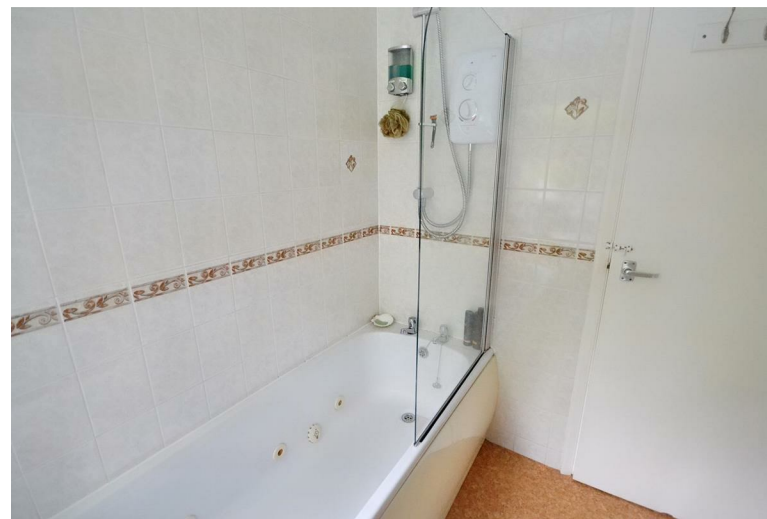
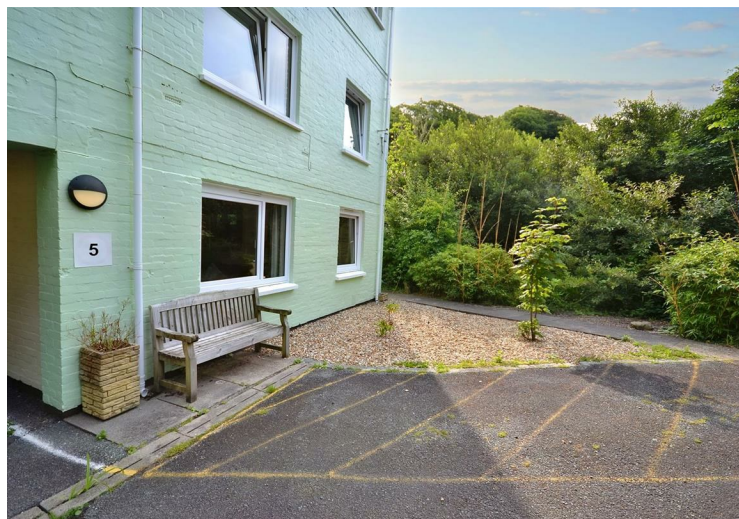
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The Agent that goes the Extra Mile





18 Haven Court is a well presented ground floor apartment located in a well maintained purpose built building in the sought after village of Little Haven. The apartment is accessed through a communal hallway, the layout briefly comprising of an entrance hall, open plan living room/kitchen with handy utility cupboard, family bathroom and two double bedrooms with one looking out at the surrounding countryside. The property is in excellent decorative order, with electric heating and UPVC double glazing.

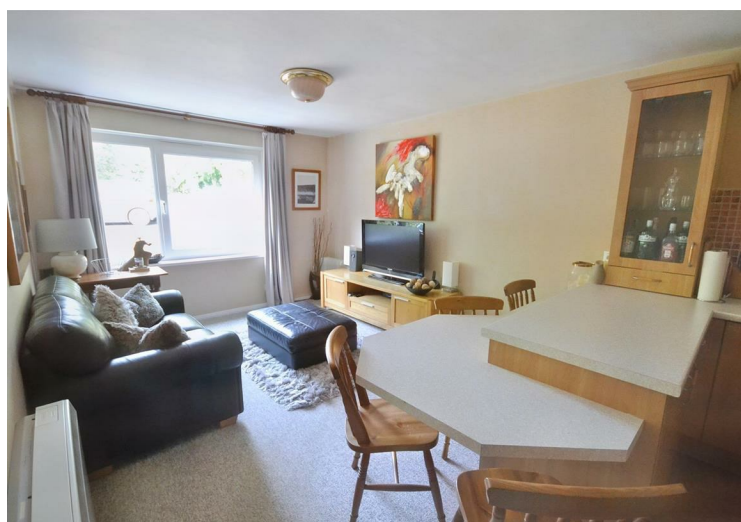
Externally, there is parking available in a private car park, with one dedicated parking space. The property is located approximately 300 yards from the village centre, where the beach and bars/restaurants can be enjoyed.

With the added benefit of no onward chain, this property should be viewed to appreciate all it has to offer.



Little Haven, historically a fishing village, boasts three pubs, beach and stunning views of St. Brides Bay. There are superb stretches of sandy beach nearby, particularly neighbouring Broad haven, which also has a junior school, Post Office, local supermarket, village shop, a surgery, places of worship and several pubs and restaurants. The market town of Haverfordwest is approximately 9 miles away with schools, further education college, government agencies, health centre, hospital, leisure facilities, places of worship and comprehensive shopping facilities including Tesco and Morrisons.

**GENERAL INFORMATION
LEASEHOLD.**



DIRECTIONS

From Haverfordwest continue up the high street and right into Albert Street. Go straight ahead into Portfield, passing Tesco's and follow the B4341 for approx 5 miles. In Broadway take the left fork signposted to Little Haven. Through Walton West, take the second left and follow the road down the hill into Little Haven. Continue past the seafront, past the main carpark, continue until you see a sign for Haven Court on the left-hand side. What3Words reference: shout.tearfully.enacted

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.