

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.

TAX: Band G

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/08/23/OK EJJ

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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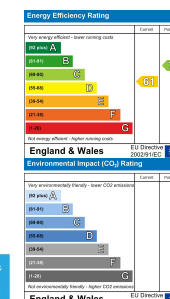


17 Swanswell Close, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3LW

- Detached House
- Four Double Bedrooms
- Off Road Parking
- Garden
- Oil Fired Central Heating
- Sea Views
- Coastal Village Location
- Garage
- Walking Distance To Beach
- EPC Rating: D

Offers Over £500,000

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The Agent that goes the Extra Mile





An exciting opportunity to purchase a very well presented detached house located within walking distance of the beach at Broad Haven, The layout of the property briefly comprises of an Entrance Hallway, Lounge with adjoining Conservatory, Kitchen, Dining Room, Utility Room and Downstairs WC. On the first floor is a Landing area progressing onto Four Double Bedrooms (the master is served by an En-Suite Shower Room) and a Family Bathroom. The property benefits from hardwood double glazing and oil fired central heating.

Externally, the property sits within an exclusive gated cul-de-sac benefitting from minimal passing traffic. To the front is a driveway providing off road parking for two cars and access to the adjoining single garage. To the rear is a well tended lawned garden with a patio seating area to the side. Fantastic sea views can be enjoyed from all front facing windows.

This is a fantastic family home that would lend itself well to being a holiday let venture. With the added appeal of No Onward Chain, viewing is highly recommended!

The village of Broad Haven is set within the beautiful Pembrokeshire Coast National Park, a designated area of outstanding natural beauty. The long sandy beach is particularly popular with 'bucket and spade' and boating enthusiasts, whilst walkers and bird-watchers appreciate the coastal path, which gives access to some spectacular scenery. The village has local facilities such as 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, new leisure centre and swimming pool, cinema, sixth form college, retail parks, shops etc. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.



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 Sandyke Road. Turn here and then take the left hand turn onto Swanswell Road, where the property will be found on the left-hand side. What3Words: Pounding.Tabs.Monday

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