

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 TBCF??

JETH/AMA/11/23/TakeOnDraft

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

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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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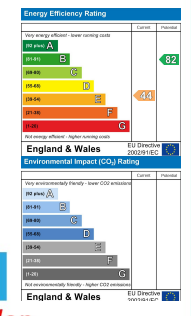


**Villa Rose Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JP**

- A Stunning Detached Property
- Sought-After Coastal Location
- Four Bedrooms
- Four Bathrooms
- Double Glazing
- Garage
- Panoramic Sea Views
- Four Bedrooms
- Open Plan Kitchen/Living/Dining Area
- Oil Central Heating
- EPC: E

Price Guide £700,000

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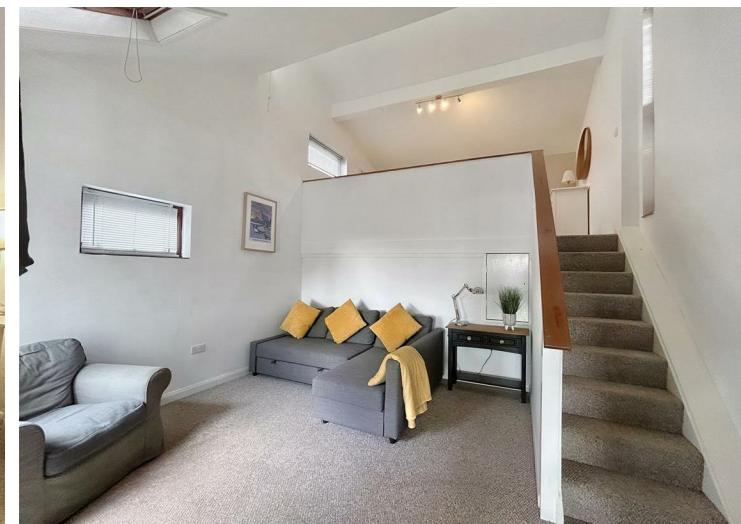


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The Property Ombudsman

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
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**The Agent that goes the Extra Mile**



A beautifully presented property, in a fabulous location, with direct access to the Pembrokeshire Coast Path, spectacular south-facing panoramic views of St Brides Bay and the popular village of Broad Haven.

The layout of the property briefly comprises Porch, Entrance Hall, Cloakroom, Three Bedrooms, Two with En-Suite Shower Rooms, Family Bathroom. To the front of the property is an open plan area consisting of a modern Kitchen/ Lounge and Dining Area with Double French Doors, that leads you to a patio area with outstanding sea views. On the first floor there is a further mezzanine bedroom that would also work well as a study this is accessed through second reception room, which also benefits from its own patio area. This property benefits from Oil Central Heating and Double Glazing.

Externally, the property is approached via a 30-meter driveway and offers off-road parking for multiple vehicles. To the fore there is a South-facing patio with adjoining lawn area which boasts spectacular sea views and overlooks Broad Haven beach, the coast and countryside. There is a low natural boundary with direct access to the Pembrokeshire Coastal Path

This is a fabulous home that can be figured to suit any family dynamic, but its superb location also offers the possibility of a holiday let second home. Viewing is highly recommended to appreciate!

The village of Broad Haven is set within the beautiful Pembrokeshire Coast National Park and is a designated 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, new leisure centre and swimming pool, cinema



### 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, turn right onto the coast road, drive up to the top of the hill and Villa Rose can be found on the left hand side. What3Words suggested.absent.ushering

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