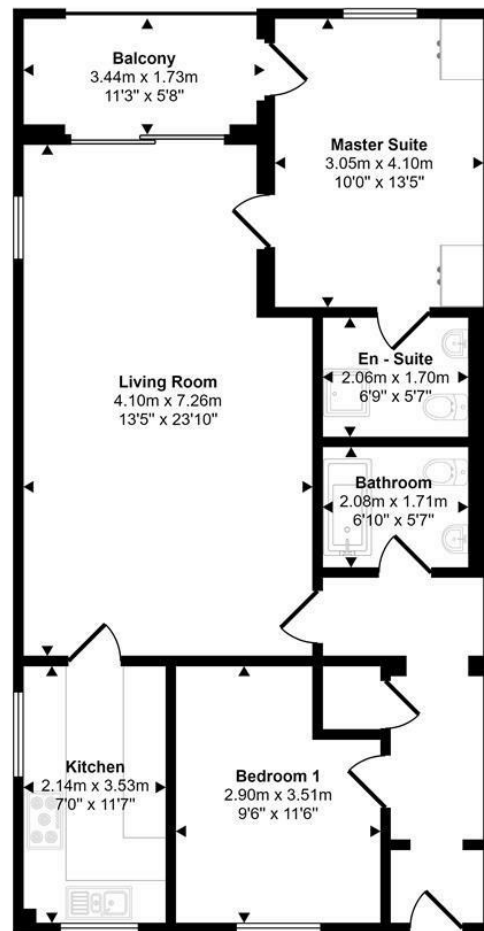


Approx Gross Internal Area
78 sq m / 844 sq ft



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: Leasehold

SERVICES: We have not checked or tested any of the services or appliances at the property. property has Mains Drainage, Mains Electric, Mains Water

HEATING: Electric Heating

TAX: Band D

Leasehold 99 years started 24/06/1990

- Service Charge £800 PA

- Lease states the apartment cannot be used as a holiday let

- Pets are not permitted without written consent from the freeholder

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

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



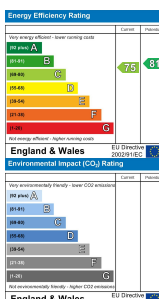
8 Dolan Court Enfield Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JN

- Leasehold Apartment
- Two Bedrooms
- South Facing Balcony with Direct Sea View
- Open Plan Lounge/Dining Area
- Ideal Holiday Home

- First Floor
- En-Suite Shower Room
- Garage
- Well Presented
- EPC Rating: C

Offers In Excess Of £260,000

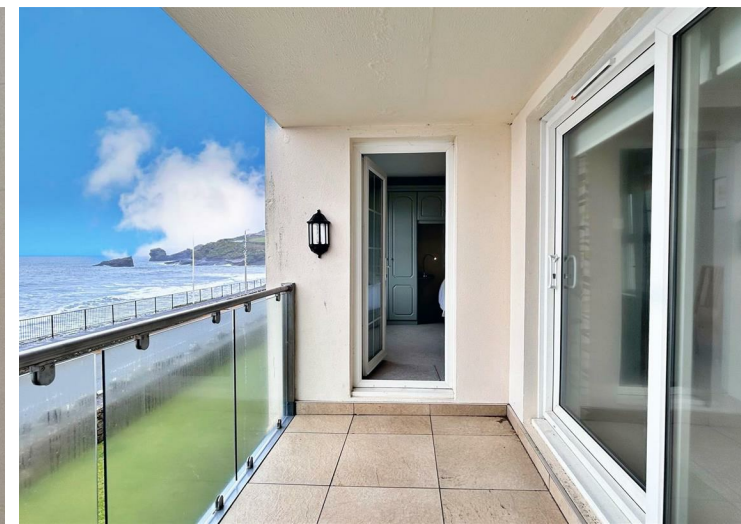
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The Agent that goes the Extra Mile





Well-presented two bedroom leasehold apartment overlooking Broad Haven Beach - one of Pembrokeshire's finest blue flag beaches. This first floor apartment enjoys fantastic south facing direct sea views from its glass balustrade balcony.

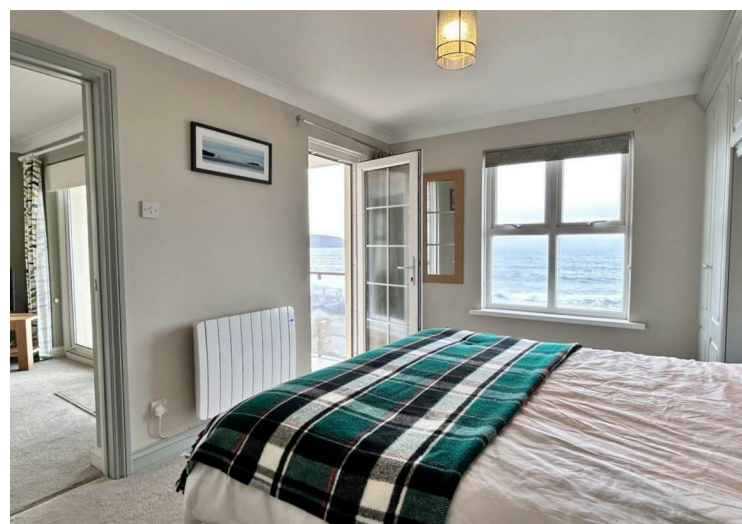
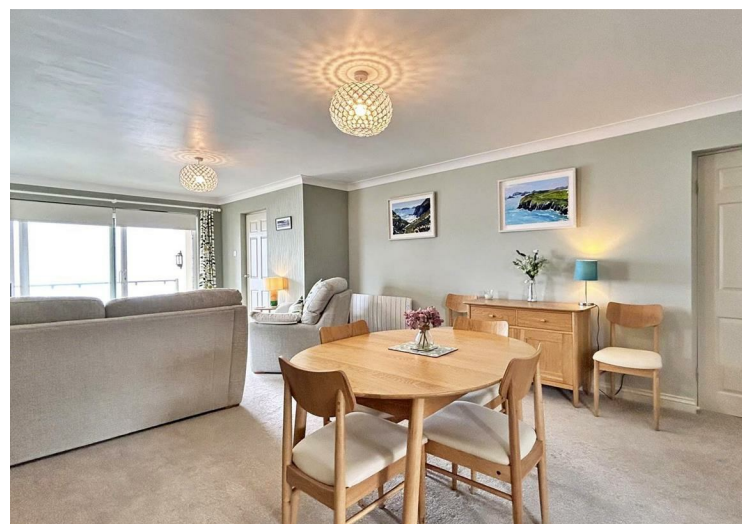
The accommodation comprises, Entrance Hall with storage cupboard/airing cupboard, Open-plan Living Room/Dining Room, a Kitchen, two bedrooms one en-suite and family bathroom. The property benefits from double glazing and electric oil-filled radiators.

Externally there are communal garden areas and a garage.

Viewing is recommended to appreciate the position and views this property has to offer.

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, leisure centre and swimming pool, cinema, sixth form college, retail parks, shops etc.



DIRECTIONS

This property is right on the seafront. To access it, as you drive into Broad Haven take the 3rd turn left off Millmoor Way into Puffin Way, then turn right into Wilson Meadow and another right into Dolan Court. Park at the rear of the apartments. The door on the left leads to the flats. This is on the first floor. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.