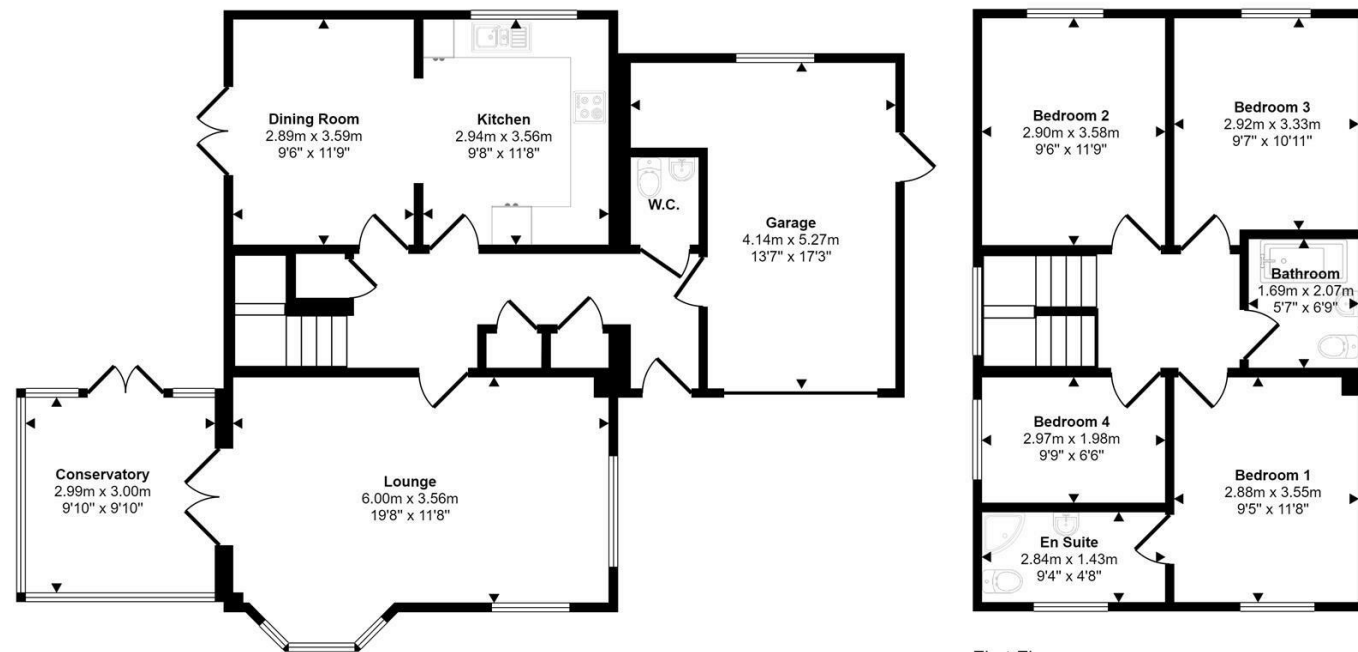


Approx Gross Internal Area
145 sq m / 1558 sq ft



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: Freehold
 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: Oil Central Heating
 TAX: Band G

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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

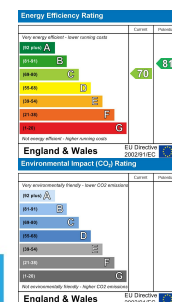


30 Swanswell Close, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3LW

- Detached House
- En-Suite to Master
- Partial Sea Views
- Driveway & Garage Parking
- Oil Central Heating
- Four Bedrooms
- Open Plan Kitchen/Diner
- Enclosed, South-Facing Rear Garden
- Double Glazed
- EPC Rating: TBC

Offers Over **£475,000**

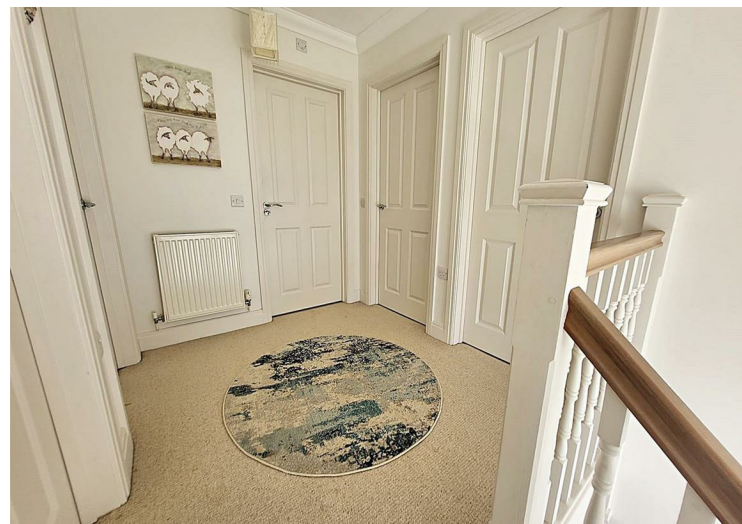
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The Agent that goes the Extra Mile





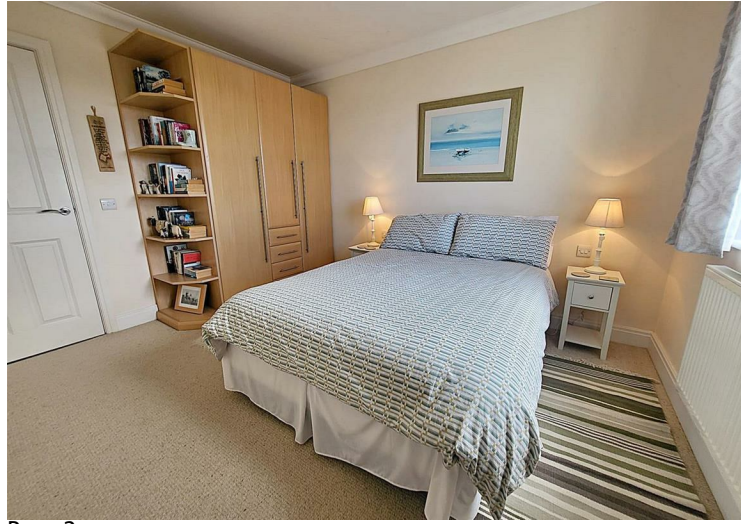
This is a very well-presented detached house with partial sea views of St Brides Bay from the first floor and the gardens, and is located within walking distance of the beach at Broad Haven,

The layout of the property briefly comprises of entrance hallway, kitchen/dining room, lounge, conservatory, WC, access to the integral garage is off the hallway. Upstairs four bedrooms, with an en-suite shower room to the master bedroom and a family bathroom. The property benefits from double glazing, oil-fired central heating and a south-facing garden.

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 and access to the integral single garage. To the rear, there is a patio area ideal for al fresco dining, a garden mainly laid to lawn with mature shrubs and hedges where the sea views can be enjoyed in the distance.

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, the property will be on the right handside. What3words eradicate.stammer.permit

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