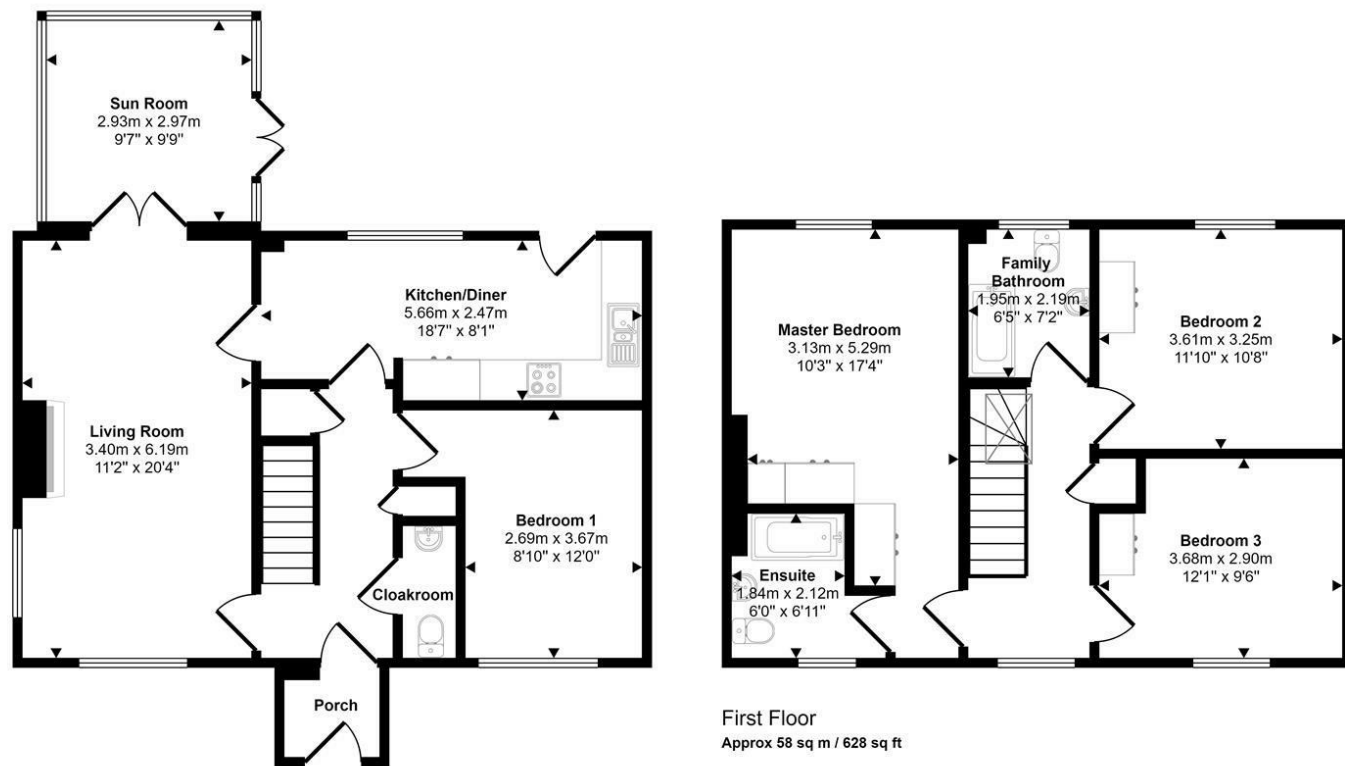


Approx Gross Internal Area  
127 sq m / 1372 sq ft



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: F

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

JETH/AMA/09/24/OK EJL

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

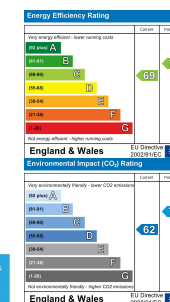


## 2 Strawberry Close, Little Haven, Pembrokeshire, SA62 3US

- Detached House
- 3/4 Bedrooms
- Off Road Parking
- Yards from Coastal Path
- Oil Central Heating
- Sought After Coastal Location
- Garden
- Master Bedroom with Ensuite
- Double Glazed
- EPC Rating: C

£399,995

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**The Agent that goes the Extra Mile**





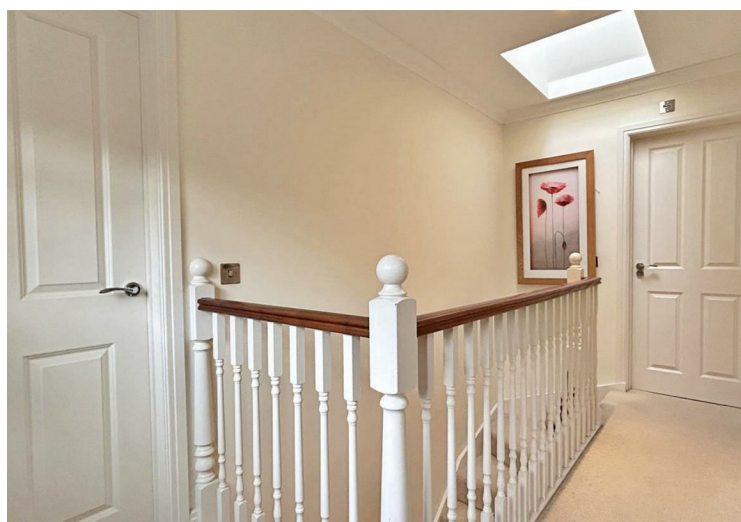
A well presented detached three bedroom house, situated on the edge of the picturesque and sought after coastal village of Little Haven. The property is ideally suited for either family use or as a holiday home, and having been successfully let out for a number of years, it has a well established repeat clientele.

The accommodation briefly comprises: porch, entrance hall, lounge, conservatory, kitchen/diner, dining room and cloakroom. First floor master bedroom with ensuite bathroom, two further bedrooms and family bathroom. Property benefits from double glazing and oil central heating.

Externally to the front of the property is a small lawn garden enclosed by a block wall with metal gate. To the side of the property is a block paved driveway with double gated side access which leads to a carport and provides parking for two cars. Rear of the property has a paved patio area and steps that lead up to a lawned garden area.

The contents of this property are also available for purchase, subject to separate negotiation and price to be agreed.

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.



### 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 and up Strawberry Hill. Strawberry Close will be found on the left hand side and the property is the second on the right. What3words enveloped.pony.flexed

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