

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: Electric

TAX: Band D

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

JETH/ESL/11/24/DRAFT

FACEBOOK & TWITTER

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<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.

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

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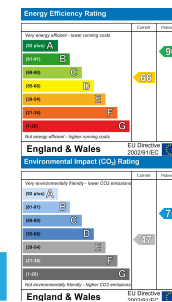


18 Wilson Meadow, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HW

- Mid Terraced House
- Kitchen/Diner
- Sea Views
- Sought After Coastal Village
- No Onward Chain
- Two Double Bedrooms
- Allocated Parking
- Well Presented
- Electric Heating
- EPC Rating: D

Offers Around £250,000

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The Agent that goes the Extra Mile





****CHAIN FREE****

A two-bedroom, mid-terraced house of modern timber framed construction enjoying sea views, located in the sought after coastal village of Broad Haven. The property is located within a few minutes walk away from the village amenities and beach. The layout of the property briefly comprises of an Entrance vestibule, lounge with fireplace and kitchen/diner with an integral oven and hob. On the first floor, a landing space leads through to two bedrooms and a family bathroom. The property is served by electric heating and double glazing, and is in a good decorative order.

Externally, there is allocated parking to the front for two cars. To the rear is an enclosed low maintenance garden to the rear which is laid to decking and decorative stone.

With the added appeal of no onward chain, this property is a fantastic opportunity for a first time buyer to secure a home in the village, or as an investment for holiday rental. 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 Puffin Way, Turn here and then right onto Wilson Meadow, where number 18 will be found on the right-hand side. What3words: dorm.enrolling.teardrop

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