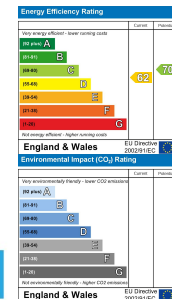


## Lion Rock Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JP

- Detached Coastal Residence
- Holiday Let Annexe
- Spectacular Sea Views
- 0.68 Acres grounds (Approx)
- EPC Rating: D
- Up To Six Bedrooms
- Extensive accommodation
- Detached Garage
- Fantastic Development Potential
- No Chain

**Offers In Excess Of £1,000,000**

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

**The Agent that goes the Extra Mile**







A fantastic opportunity to purchase a substantial detached bungalow along with an attractive annexe situated in one of the best locations with panoramic views over St Brides Bay and the coastal village of Broad Haven. Set in extensive grounds of approximately .68 of an acre and offering substantial accommodation of the main property and an attached holiday annexe which in total gives 6 bedrooms.

The annexe has been run as a successful holiday let, or would lend itself well to independent living for a family member. The property is served by double glazing and oil fired central heating, and has the added benefits of no onward chain.

Externally a driveway to the front provides ample off road parking and access to a detached garage with overhead storage space. Wraparound gardens are laid to lawn with low level boundaries to provide un-interrupted views from most angles.

A must see! Internal Viewing is essential to fully appreciate the full potential this property offers.

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



### 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 towards the seafront, and then take the right hand-turn in the direction of Nolton Haven. Cross the bridge, and the property will be found on the left-hand side.

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