



**WEST  
WALES  
FINEST  
PROPERTIES**



- Five Bedrooms
- Split Level Property
- Coastal Village Location
- Driveway Parking
- EPC D

| Energy Efficiency Rating                                                                                                                                                                         |  | Location | Period |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------|--------|
| <p>Very energy efficient: lower running costs</p> <p>2010-2011</p> <p>18-20 A</p> <p>15-17 B</p> <p>12-14 C</p> <p>9-11 D</p> <p>6-8 E</p> <p>3-5 F</p> <p>1-2 G</p> <p>12.5</p>                 |  |          |        |
| <p>Not energy efficient: higher running costs</p> <p>EU Directive 2002/91/EC</p> <p><b>England &amp; Wales</b></p> <p>Environmental Impact (CO<sub>2</sub> Rating)</p>                           |  |          |        |
| <p>Very economically friendly: lower CO<sub>2</sub> emissions</p> <p>2010-2011</p> <p>18-20 A</p> <p>15-17 B</p> <p>12-14 C</p> <p>9-11 D</p> <p>6-8 E</p> <p>3-5 F</p> <p>1-2 G</p> <p>12.5</p> |  | Location | Period |
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**30 Years**  
of Business



A rare opportunity to acquire this three-story detached property with panoramic views, in the highly sought-after location of Little Haven. Within walking distance to the idyllic sandy beaches, it would make a wonderful family home for multi-generational living and has the potential to generate income by configuring the property to utilise it as a holiday let.

The accommodation comprises of kitchen/diner, living room/dining room, sun room, double bedroom, bunk room and shower room, stairs leading to the lower floor hallway, three double bedrooms, family bathroom and a boiler room. On the ground level a spacious garage/workshop and cloakroom can be accessed via the driveway. Property benefits from double glazing and electric central heating.

Externally to the front is a tarmac driveway that offers ample off-road vehicular parking and a garden with mature shrubs. To the rear is a mature garden with a patio area ideal for that morning coffee or alfresco dining in the evening

With the added benefit of no onward chain, this property should be viewed to appreciate all it has to offer.

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. Glen Villa will be found on the right hand side  
What3wordseggs.shady.acoustics

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