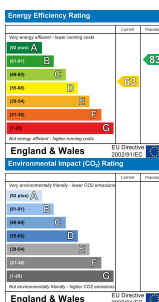


## Bridge View Burton, Milford Haven, Pembrokeshire, SA73 1NX

- Three Bedroom Apartment With Balcony
- Two Bedroom Apartment
- Two Garages & Ample Off Road Parking
- Fantastic Opportunity
- Panoramic Estuary Views
- Established Air B & B
- Tiered Garden with Decked Viewing Platforms
- Ideal For Generational Living
- Epc Rating D
- Epc Rating. E

**Price £600,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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: F

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA  
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

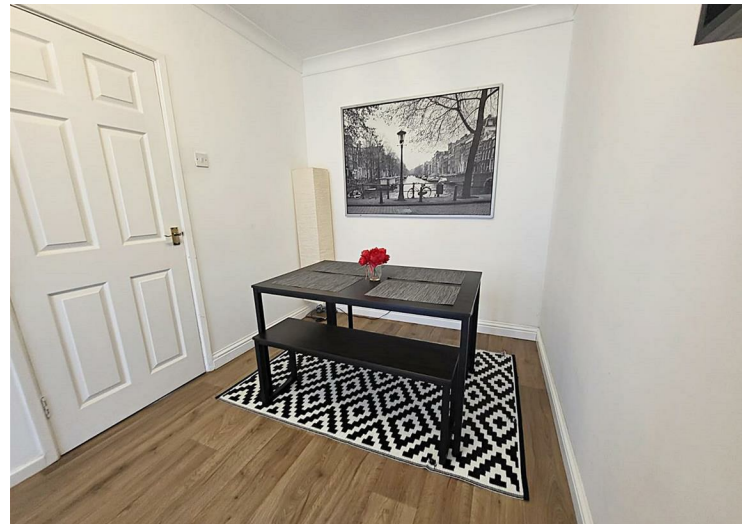


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**The Agent that goes the Extra Mile**







Bridge View sits in an elevated position with panoramic views over the Cleddau Estuary. Currently split into two individual apartments the property offers a three bedroom, two bathroom apartment to the first floor with a balcony off the lounge, giving a perfect vantage point to enjoy the ever changing Estuary views. And a two bedroom apartment to the ground floor.

Since 2021 the the ground floor apartment has been run as Air B & B business, but the property as a whole would lend itself to generational living. This property sits in a prime position to enjoy the year round activity on the river Cleddau.

The accommodation comprises of: Top floor apartment entrance porch, kitchen/diner, lounge with patio doors onto the balcony , three bedrooms, bathroom and shower room. Externally there is a separate utility room.

Externally to the rear is a tiered garden mainly laid to lawn with mature trees and shrubs with a two tiered deck area that give panoramic views over the estuary ideal to enjoy a morning coffee or al fresco dining of an evening. There is an octagan wooden outbuilding that makes an ideal garden room in the Summer months.

The property is accessed by a sloped driveway which offers ample vehicle parking and access to the garage. There are steps that lead down to the road whether further parking is available.

There is a range of amenities in and around the village has Burton including a country house hotel and The Jolly Sailor public house/restaurant. The village of Burton is located some 8 miles south of the County Town of Haverfordwest and 7 miles to Milford Haven, a short distance to Neyland Marina and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. The property is within the catchment area of two sought after schools - Cleddau Reach and Haverfordwest High. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven and Freshwater East.



## GENERAL INFORMATION FREEHOLD.



## DIRECTIONS

DIRECTIONS: From our Milford Haven office follow the main Haverfordwest road and on reaching the Horse and Jockey public house turn right and follow the signs for Pembroke, on reaching the Cleddau Bridge turn left towards Burton and follow the road where you will find the property on your left hand side What3words buffing.distracts.guard

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