

Floorplan

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 Electric, Mains Water, Mains Drainage

HEATING: Electric

TAX: Band C

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

JETH/ESL/05/OK/LG

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<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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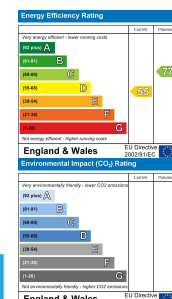


## 104 Sandyke Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JF

- Mid Terrace Bungalow
- Two Double Bedrooms Plus Office/Storage
- Shower Room
- Local Restrictive Covenant Applies
- Walking Distance To The Beach
- Electric Heating
- No Onward Chain
- Garden To Rear
- Sought After Coastal Village
- EPC Rating: D

£180,000

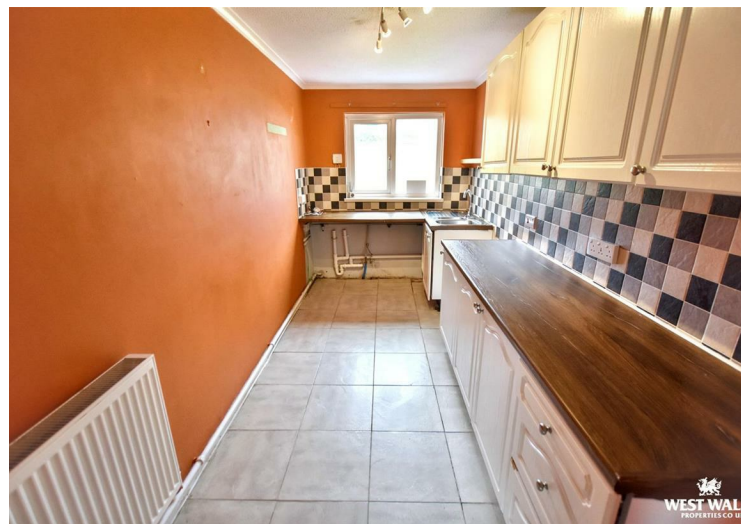
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**The Agent that goes the Extra Mile**





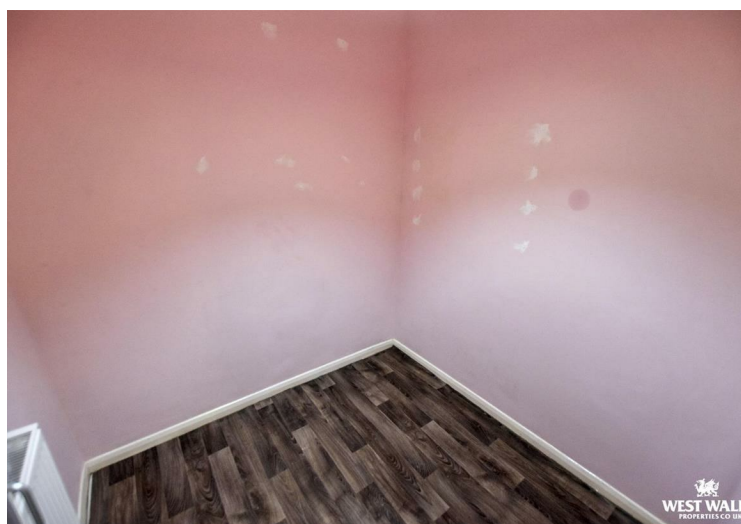
104 Sandyke Road is situated in a popular residential area within the sought-after coastal village of Broad Haven, enjoying an enviable location within walking distance of the renowned Blue Flag beach, picturesque seafront, local pubs, shops and convenient transport links. Tucked away from the road with no passing traffic, the property offers a pleasant setting whilst remaining close to the heart of village life.

Offering an exciting opportunity for a first-time buyer looking to establish themselves in this desirable coastal community, the property provides well-proportioned accommodation throughout. The layout briefly comprises an entrance hallway leading to a welcoming living room featuring a wood-burning stove, creating a cosy focal point, which in turn opens through to a conservatory overlooking the rear garden. A galley-style kitchen provides practical workspace, whilst there are two double bedrooms, a useful store room which could lend itself to office space, a shower room and separate WC.

Externally, the rear garden is laid mainly to lawn and benefits from a patio seating area, providing an ideal space for relaxing or entertaining. Parking is available nearby and the property is offered with the added benefit of no onward chain.

Subject to a local restrictive covenant, this represents a fantastic opportunity to secure a home within one of Pembrokeshire's most sought-after coastal villages, ideal for buyers seeking village life close to the sea.

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



### DIRECTIONS

From our Haverfordwest office, continue up the High Street and follow the one way system round to the right into Albert Street. Continue straight ahead towards Broad Haven and continue along Portfield, then keep right on the Haven Road and continue until you reach the village of Broad Haven. Take the third left turn into Sandyke Road, follow to the end and take the last right, the property will be found in the cluster of properties on the right hand side. What3Words:///outlooks.magazine.different

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