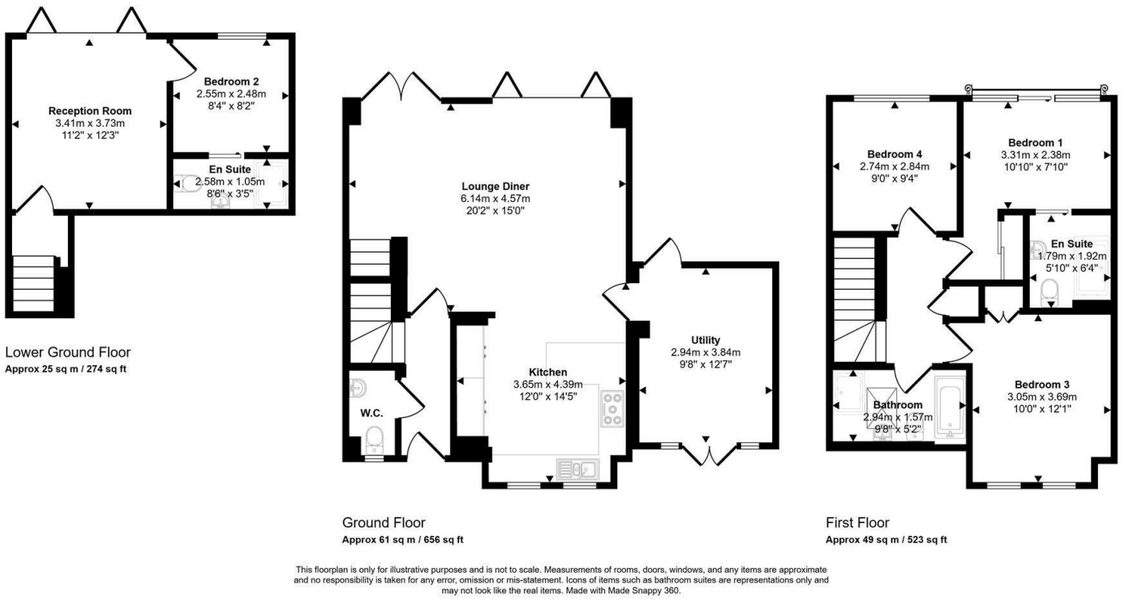


Lower Ground Floor
Approx 25 sq m / 274 sq ft

Ground Floor
Approx 61 sq m / 656 sq ft

First Floor
Approx 49 sq m / 523 sq ft

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, Mains Gas
HEATING: Gas Central Heating
TAX: Band F

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

IRK/MSH/10/26/Draft

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

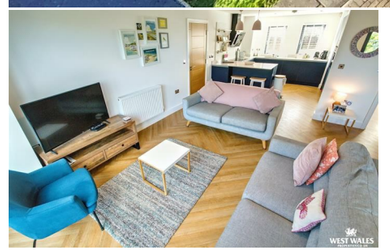
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

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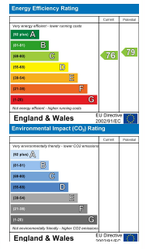






Lions Head 15 Sand Banks, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3BB

- Open Plan Living/Dining/Kitchen Area
- 4 Double Bedrooms
- Sea Views
- Sought After Village Location
- Gas Central Heating
- Semi-Detached
- Solar Panels
- Holiday Let Potential
- No Onward Chain
- EPC Rating: C



£485,000

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naea | propertymark PROTECTED
The Property Ombudsman

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

The Agent that goes the Extra Mile

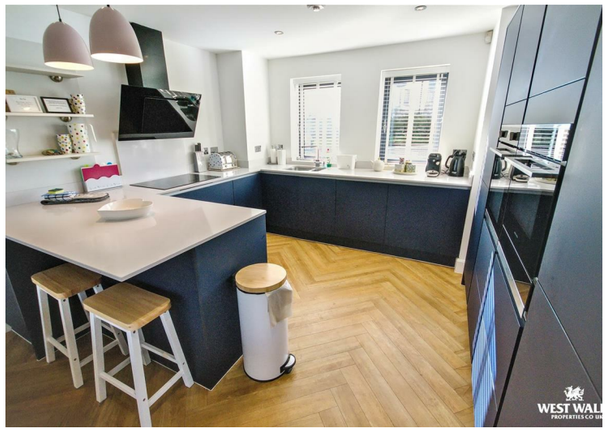
Celebrating 30 Years of Business













15 Sand Banks is situated 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 with sea views, whilst remaining close to the heart of village life.

The layout briefly comprises an entrance hallway leading to a welcoming, open-plan living/dining/kitchen area, offering views over Broad Haven Beach, which in turn opens through to a balcony overlooking the rear garden. The ground floor also features a W.C., and access to the converted garage storage area. The lower ground floor features a further living area, along with a double bedroom with en-suite. Heading back upstairs to the first floor, you will find 3 further double bedrooms (the master featuring a Juliet balcony and en-suite), and a family bathroom.

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

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.

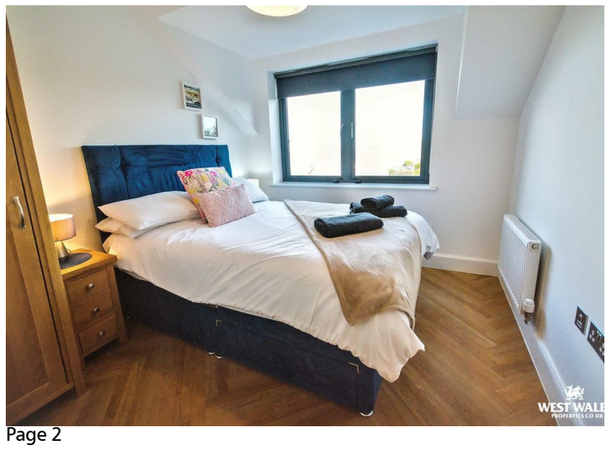
The village of Broad Haven is set within the beautiful Pembrokeshire Coast National Park, a designated area of outstanding natural beauty. The long sandy beach is particularly popular with 'bucket and spade' and boating enthusiasts, whilst walkers and bird-watchers appreciate the coastal path, which gives access to some spectacular scenery. The village has local facilities such as a post office, shops, pubs and restaurants.

The county town of Haverfordwest lies 6 miles to the east and provides a wide range of facilities and amenities.













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. Continue down Millmoor Way (B4341) until you reach the seafront, follow round to the left and along the seafront. Passing the Galleon Inn on your left, continue another 100 yards up the hill, as if to leave Broad Haven, and turn left onto Walton Road. Take the second left onto Sand Banks and continue to the end of the cul-de-sac where the property will be on your left-hand-side. What3Words: ///bloom.soils.pupils

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