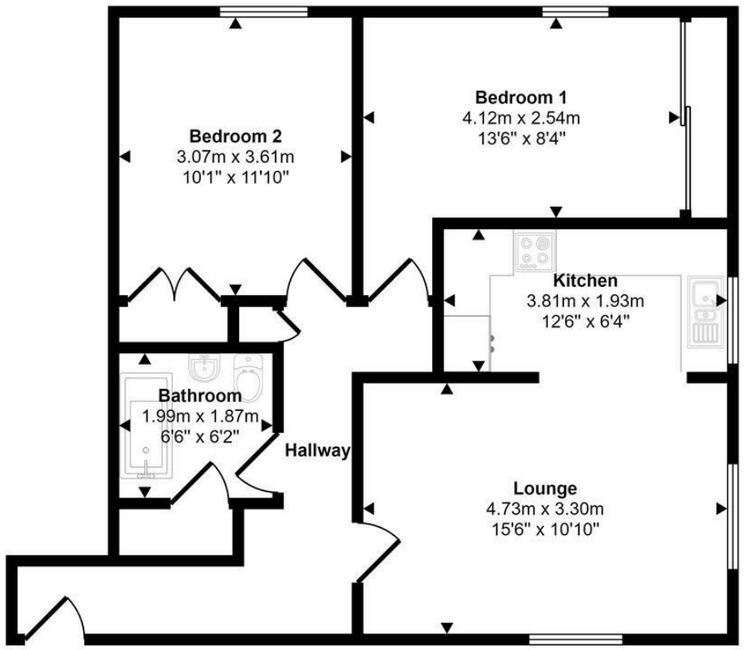
Approx Gross Internal Area
65 sq m / 701 sq ft



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: We are advised Leasehold with a share of the Freehold
LENGTH OF LEASE: 125 years
ANNUAL SERVICE CHARGE AMOUNT: £1,120

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band ' C'

ref: JDE / 06/23 / CPS/06/ 23/Ok EJL

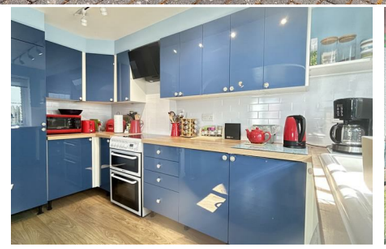
FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

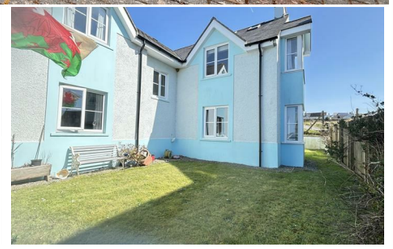
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

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

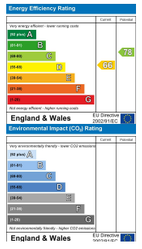
01437 762626
www.westwalesproperties.co.uk





35 Puffin Way, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HP

- Sought After Coastal Location
- Two Bedrooms
- Ideal Private Holiday
- Allocated Parking Space
- Double Glazed and Electric Heating
- Ground Floor Apartment
- Open Plan Kitchen/Diner
- Short Walk to Beach
- Leasehold with a Share of the Freehold
- EPC D



Offers In Excess Of £140,000

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The Agent that goes the Extra Mile

Puffin Way is a well presented two bedroom apartment situated on the ground floor in the popular seaside village of Broad Haven renowned for its Blue Flag Beach within the Pembrokeshire Coastal National Park.

This ground floor apartment is part of a purpose built apartment block within 3 minute walking distance to the sea shore. With two double bedrooms, open plan kitchen/ living /dining room and bathroom the property would make an ideal coastal retreat or retirement property. Puffin Way boasts double glazing and electric heating.

Viewing recommended to appreciate the location and all this apartment has to offer.

Broad Haven is a sought after coastal village located approximately 6 miles out of Haverfordwest. Spend your days on the sandy beach only yards away, try your hand at a water sport from the hire centre. With a choice of places to eat and drink and a well-stocked village shop. Walk the Pembrokeshire Coastal Path over the headland or at low tide, along the beach, to the picturesque village of Little Haven with its small sandy cove and cluster of pubs and restaurants. The popular surfers beach at Newgale is only a short drive away.

The county town of Haverfordwest lies 6 miles to the east, and provides a wide range of amenities, including mainline train station, hospital, supermarkets, new leisure centre and swimming pool, cinema, sixth form college, retail parks, shops etc.

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 Broadhaven drive down the hill, and take a left into Puffin Way, follow the road along. The property will be found a little way along on your left hand side. What3words wink.triathlon.sits

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