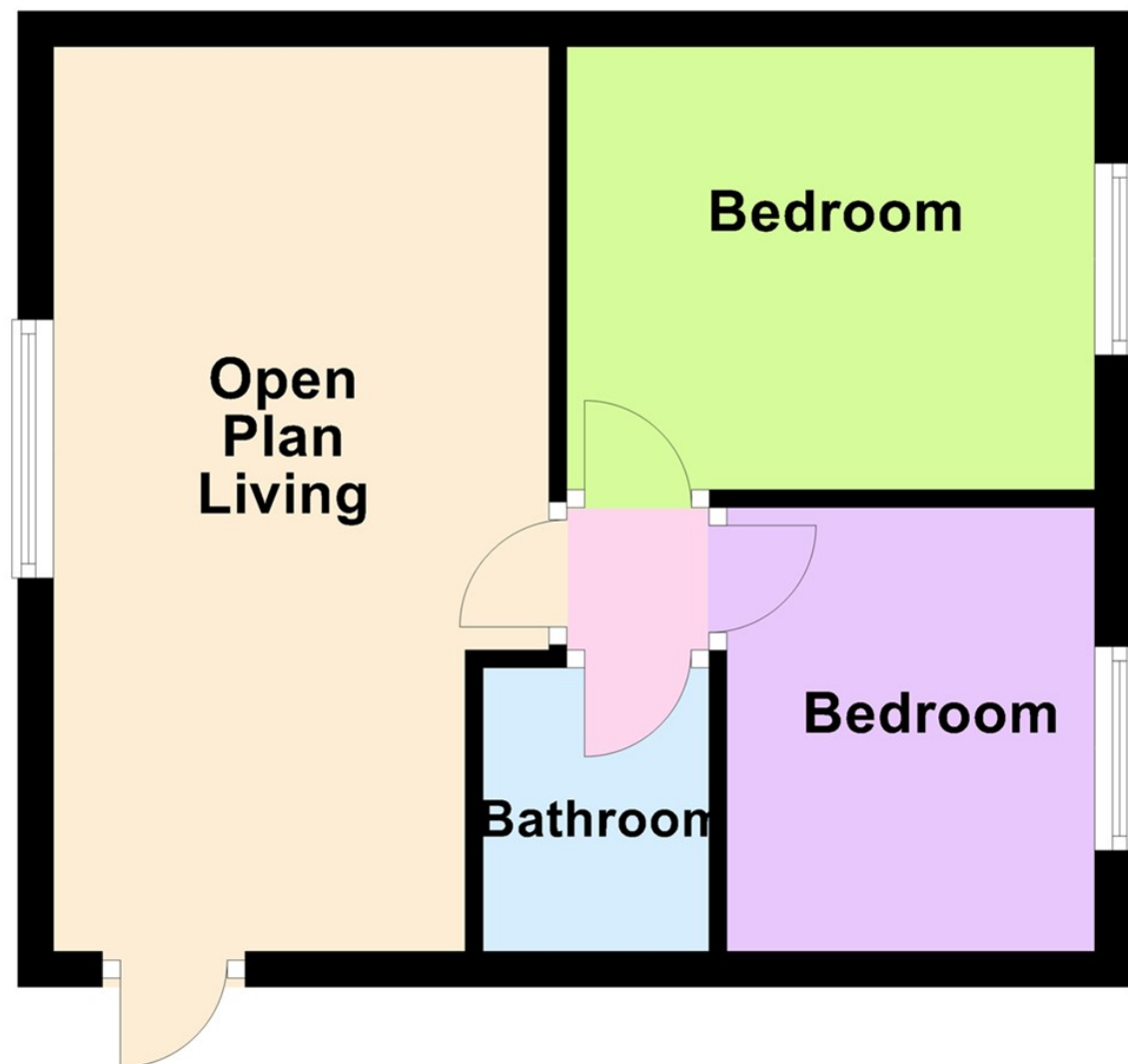


## Ground Floor



View: By appointment with the Agents  
 Services: We have not checked or tested any of the Services or Appliances  
 Tenure: We are advised Leasehold 999 years from 1/4/2002  
 Tax: Currently have business rates  
 We would respectfully ask you to call our office before you view this property internally or externally

The seller informs that there is a Peppercorn ground rent with a service charge of £68.00 a month.

RS/RS/02/OKI

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

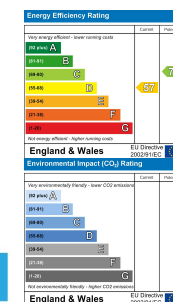


### 1 The Coach House Enfield Road, Broad Haven, Broad Haven, Pembrokeshire, SA62 2JW

- Ground Floor Apartment
- Private Parking
- Sea Views
- Two Bedrooms
- Seaside Village
- Short Walk to Beach
- Beautifully Presented
- Open Plan Living
- LPG Heating
- EPC Rating D

Offers In Excess Of £210,000

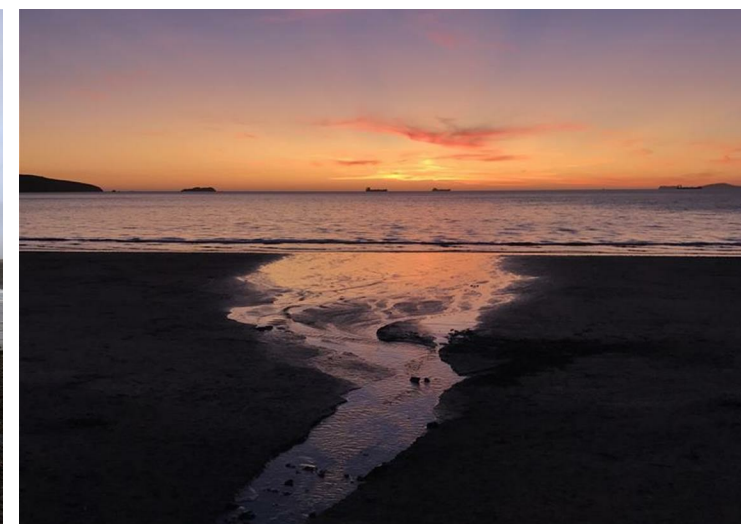
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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

**The Agent that goes the Extra Mile**





\*\*\* SEA VIEWS. Two-bedroom ground-floor apartment situated in the popular seaside village of Broad Haven. This delightful apartment comprises; open plan living room/kitchen/diner. Bathroom, and two bedrooms. Externally there are sea views and allocated parking for two vehicles. Currently used as a holiday let via [www.stayinthehavens.com](http://www.stayinthehavens.com)

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 amenities, including mainline train station, hospital, supermarkets, new leisure centre and swimming pool, cinema, sixth form college, retail parks, shops etc.

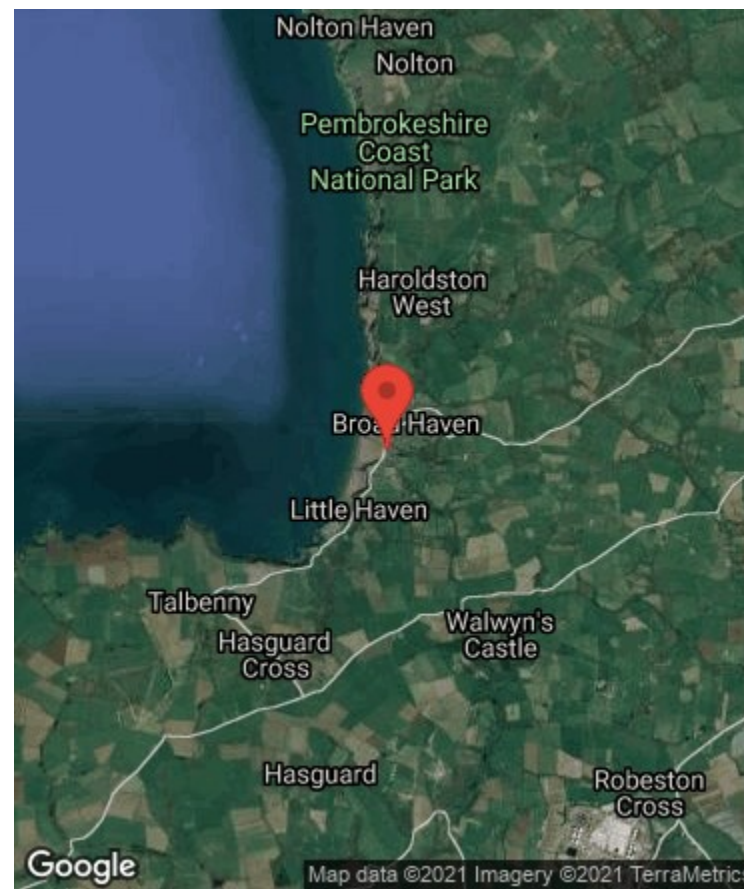


**OPEN PLAN  
KITCHEN/LOUNGE/DINER**  
18'6" x 11'6" max (5.641 x 3.519 max)

**BEDROOM**  
9'2" x 13'5" (2.801 x 4.113)

**BEDROOM**  
8'4" x 9'0" (2.565 x 2.765)

**BATHROOM**  
5'5" x 6'5" (1.657 x 1.976)



**DIRECTIONS**

From our office in Haverfordwest, continue up the High Street and into Dew Street, following the one way system to the right into Albert Street, then continuing straight ahead towards Broadhaven along Portfield. Continue on this road for approximately 7 miles, and on reaching Broadhaven go down the hill, proceed along the water front, turn left just before the 'Londis Shop', follow the road along the private car park.

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