

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band tbc

We are informed there is a right of way to the front of these properties to give access to a paddock/yard which belongs to a third party. We are also informed that there is to be further properties to the front and side of the properties, which may affect the views.

AGENTS NOTE: Plans and information have been supplied by the developer, who reserves the right to alter the specification. The information and images provided in this specification are for guidance only and do not form any part of the Contract of Sale. Any dimensions have been taken from plans, and should not be relied upon. Please request up to date information from the agent or the developer at the time of enquiring.

GGR/AMR/05/21/OK

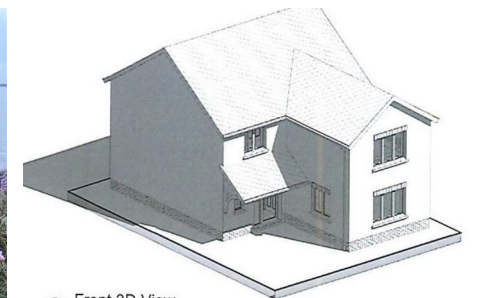
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

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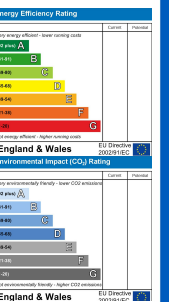


2 Haven Heights Blockett Lane, Little Haven, Pembrokeshire, SA62 3UH

- Views
- Sought After Location
- 3 Double Bedrooms
- 3 Bath/Shower Rooms
- Underfloor Heating
- New Build Property
- Off Road Parking
- Walk to Village Amenities
- Optional Hot Tub
- EPC/SAP TBC

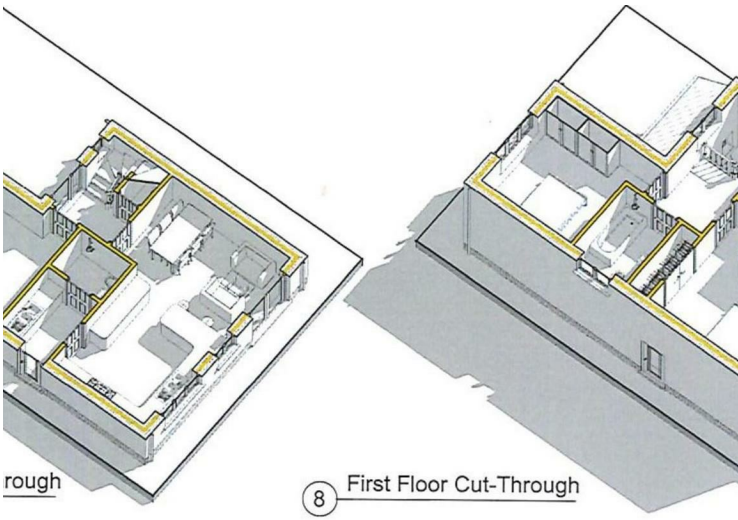
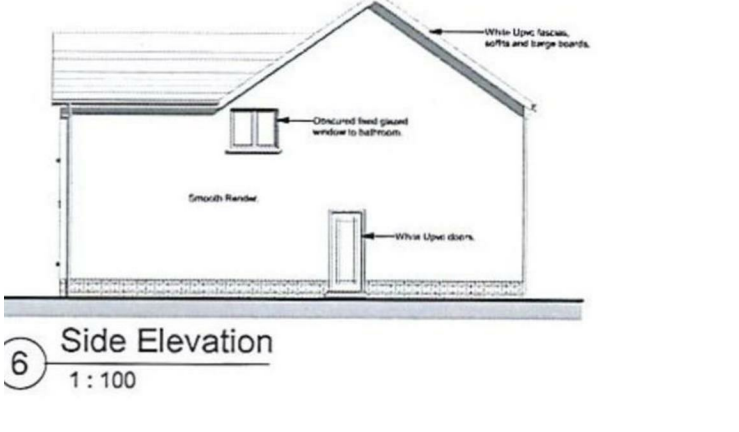
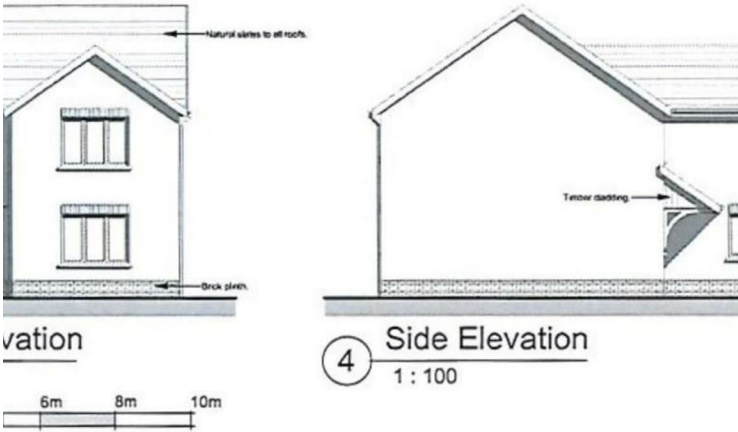
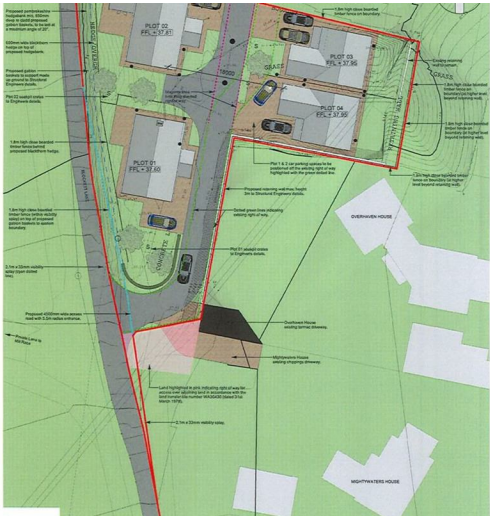
Offers In Excess Of £625,000

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The Agent that goes the Extra Mile



**** VIEWS ** NO CHAIN ** NEW BUILD ****
THE PICTURES ARE OF THE BEACH AND GENERAL VIEWS AT LITTLE HAVEN. A unique opportunity to purchase a new build property near the sought-after village of Little Haven! Situated just a 5-10 minute walk downhill to the village, this property would make an ideal family or holiday home, being just a short stroll away from the local pubs, restaurants, stunning beach, and famous Pembrokeshire Coastal Footpath!

The property is currently under construction, due to be completed Summer 2021, and will comprise: Entrance Hall, a modern Kitchen/Diner with patio doors leading onto a paved terrace at the rear, Lounge, Utility Room and Wet Room on the Ground Floor. Stairs lead up to Three Double Bedrooms, one with an En Suite Shower Room, and a family-sized Bathroom. With no chain and a fantastic location, viewing is highly recommended. The accommodation further benefits from uPVC Double Glazing, LPG central heating with underfloor heating on the ground floor plus a 6 year Architects Certificate. Externally the property offers off-road parking at the front of the property and an option to have a hot tub fitted on the patio at the rear. There is a Right of way to the front of the property to give access to a paddock in a third party ownership. We understand that there may be houses built to the front and side

Little Haven, historically a fishing village, boasts several pubs and restaurants and a popular beach with stunning views of St. Brides Bay. There are superb stretches of sandy beach nearby, particularly neighbouring Broad haven, which also has a junior school, Post Office, local supermarket, village shop, doctors surgery, and several pubs and restaurants. The market town of Haverfordwest is approximately 7 miles away with schools, further education college, government agencies, health centre, hospital, leisure facilities, places of worship, and further shopping opportunities.

Entrance Hall

Lounge

17'5" x 12'1" (5.31 x 3.69)

Kitchen / Diner

23'5" x 14'9" max (7.15 x 4.51 max)

Utility Room

6'2" x 7'10" (1.9 x 2.39)

Wet Room

Bedroom 1

14'9" x 9'1" (4.51 x 2.79)

Bedroom 1 En-suite

10'7" x 3'11" (3.25 x 1.20)

Bedroom 2

9'6" x 14'9" (2.91 x 4.51)

Bedroom 3

11'2" x 12'1" (3.41 x 3.69)

Bathroom

6'6" x 8'4" (2 x 2.56)

DIRECTIONS

From our Haverfordwest Office, proceed up High Street and Dew Street, keeping to right side but in the left lane. Follow the road, pass Tesco's on your left and continue out of Haverfordwest, going through Portfield Gate. Continue straight on the Broad Haven Road to Broadway. On leaving Broadway, take the turning left signposted for Little Haven. Continue on this road until reaching Little Haven. Proceed down the hill into the village and turn left at the bottom into Grove Place and 2nd right onto Blockett Lane. Continue up the hill and the house will be found on the left hand side.

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