

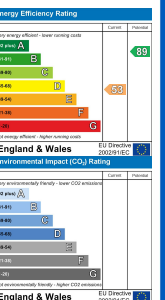


12 Grove Place, Little Haven, SA62 3UG

- Well Presented Converted Sail Loft
- 100m From Beach and Coastal Path
- One Parking Space
- Ideal Holiday Let - Sleeps 10/12
- Sea Views from Third Floor
- Accommodation Over Four Floors
- Six Bedrooms/ Two Reception Rooms
- Sought After Coastal Village
- Potential for Two Incomes
- EPC Rating: E

Offers In Excess Of £490,000

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



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 C

AGENTS NOTE: The property has previously been divided into two, with a Two bedroom apartment on the ground floor, and a Four bedroom apartment on the 3 floors above; this could be ideal for two families who wish to buy a property together.

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

RS/EG/17/12/20/ok/rjd

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.

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The Agent that goes the Extra Mile



**** VIRTUAL TOUR AVAILABLE **** A fantastic opportunity to purchase an attractive Converted Sail Loft, located in the heart of the sought after village of Little Haven, 100m from the beach and stunning Pembrokeshire Coastal Path. This property offers spacious accommodation over four floors, sleeping 10/12 people, with the added potential of separating the property into two self-contained units (subject to any necessary consents).

Benefitting from oil central heating and double glazing, the attractive ground floor accommodation comprises; a modern, fitted kitchen with fridge freezer, dishwasher, electric oven and hob, open plan living area ideal for entertaining with built in drinks cupboard with bar over, separate dining and lounge area with exposed stonework, family bathroom with bath and separate wet room, two double bedrooms, one with built-in storage cupboards.

The first floor has a separate entrance and comprises; cosy lounge and fitted kitchen/dining room, offering a wealth of character with exposed beams. Stairs lead up to two bedrooms, both with built in storage cupboards, and family bathroom with corner bath and separate shower cubicle. A further two double bedrooms can be found on the third floor, with exposed beams, both enjoying lovely sea views, along with a WC.

Externally there is a south facing patio seating area to the rear, with a parking space (a much sought after amenity in Little Haven) and storage shed. We are advised the roof was replaced in 2017.

Little Haven, historically a fishing village, boasts several pubs and restaurants, 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, a surgery, and several pubs and restaurants. The market town of Haverfordwest is approximately 6 miles away.



Lounge/Dining Room
23'7" x 16'4" (7.2 x 5)

Bathroom
8'10" x 11'9" (2.7 x 3.6)

Bedroom
7'10" x 8'6" (2.4 x 2.6)

Bedroom
10'9" x 10'2" (3.3 x 3.1)

Kitchen
10'9" x 14'5" max (3.3 x 4.4 max)

Kitchen/Dining Room
9'10" x 16'4" (3 x 5)

Bathroom
7'10" x 8'10" (2.4 x 2.7)

Bedroom
10'9" x 10'9" (3.3 x 3.3)

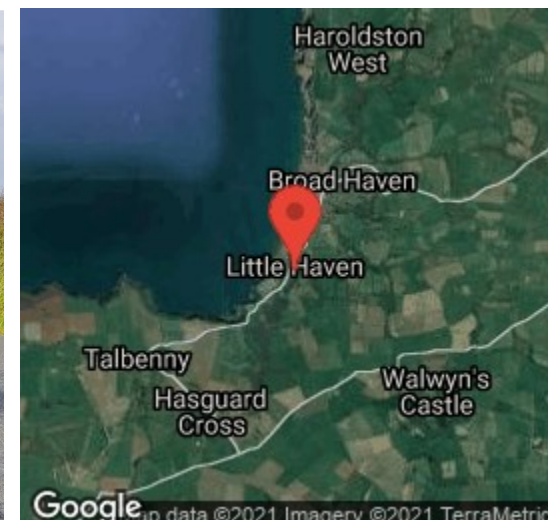
Lounge
11'1" x 13'1" (3.4 x 4)

Bedroom
11'5" x 13'5" (3.5 x 4.1)

Bedroom
10'9" x 10'5" max (3.3 x 3.2 max)

Bedroom
7'6" x 15'1" (2.3 x 4.6)

WC
5'6" x 4'7" (1.7 x 1.4)



DIRECTIONS
From our Haverfordwest Office, proceed up High Street and Dew Street, following the road right. Pass Tescos on your left, and go through Portfield. Continue straight on the Broadhaven Road. When you reach Broadway, take the left exit. Follow this road, taking the left turning signed for Little Haven. Proceed down the hill and turn left at the bottom of the hill into Grove Place.

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