



## 8 Puffin Way

Broad Haven, Pembrokeshire, SA62 3HP

Guide Price Of £399,950 | Freehold | EPC: D



Situated within the sought-after coastal village of Broad Haven, this fully renovated three-bedroom terraced residence enjoys elevated sea views across Broad Haven Bay and offers beautifully presented, turnkey accommodation within walking distance of the beach and village amenities.

The property has been thoughtfully modernised throughout, with a bright and welcoming entrance hallway setting the tone for the accommodation beyond, featuring engineered oak chevron flooring alongside attractive wall panelling and dado rails. The principal living accommodation includes a comfortable lounge centred around a feature fireplace, while the heart of the home lies within the impressive kitchen/dining room positioned to the rear of the property. Designed with both everyday living and entertaining in mind, this beautifully appointed space enjoys attractive coastal views and direct access onto the rear decking area. The kitchen itself offers a contemporary finish with quartz worktops, high-end integrated appliances, stylish pendant lighting and ample storage, creating a practical yet visually striking environment.

Further accommodation includes a separate utility room, WC and an integral garage that has planning permission granted for conversion into a reception space with rear bi-folding doors, enhancing the potential of the home. To the upper level are three well-proportioned double bedrooms, including a spacious principal with en-suite bathroom. The remaining bedrooms benefit from built-in storage and elevated sea views, with the outlook across the bay further enhancing the coastal setting of the property.

Externally, the property is approached via a brick-paved driveway providing off-road parking and access to the integral garage, alongside a neatly maintained lawned frontage. To the rear, the enclosed garden has been landscaped to create a low-maintenance yet attractive outdoor space, incorporating composite decking, paved seating areas and lawn, perfectly suited for outdoor dining, entertaining and enjoying the coastal outlook towards Broad Haven bay.



## Entrance Hallway

Accessed via a uPVC front door is the bright and welcoming entrance hall with engineered oak flooring and panelled walls, single uPVC window, and wall-mounted radiator. There is a built-in storage cupboard and integral access to the garage.

## Kitchen / Dining Room

**6.67m x 3.89m (21'11" x 12'9")**

Featuring engineered oak flooring throughout, the kitchen is fitted with a range of eye and base level cabinetry with quartz worktops, up stands and complemented by a large pantry cupboard with power supply. Appliances include a double range-style cooker with integrated Neff extractor above, and a central island incorporating an integrated dishwasher, wine chiller, and rangemaster ceramic sink with pendant lighting above. A rear-facing window enjoys attractive sea views, while the dining area benefits from pendant lighting and a uPVC door leading directly into the rear garden.

## Lounge

**3.28m x 3.24m (10'9" x 10'8")**

With engineered oak flooring and a contemporary three-sided LED feature fireplace set within an attractive panelled media wall. Additional features include a modern upright radiator, a front-aspect window providing natural light, and striking multi-glazed matt black bi-fold doors opening into the open-plan kitchen/dining area, creating a seamless flow between living spaces.

## WC

**2.21m x 0.99m (7'3" x 3'3")**

Comprising a WC and corner ceramic wash hand basin with attractive tiled surround, complemented by wood-effect flooring and a frosted uPVC window to the front aspect providing natural light and privacy.

## First Floor

### Master Bedroom

**3.89m x 3.24m (12'9" x 10'8")**

A double bedroom with panelled walls, carpet underfoot and space for bedroom furniture, with a window to the rear aspect.

### En-Suite Bathroom

**3.24m x 2.03m (10'8" x 6'8")**

Panelled walls and fully tiled bath backsplash, comprising a WC, wash hand basin set within a vanity unit with mirror above. Window to the front aspect and a radiator.

## Bedroom Two

**5.27m x 3.08m (17'3" x 10'1")**

A further double bedroom with panelled feature wall, carpet underfoot, built-in sharps wardrobe and drawer unit and velux windows to the front and rear aspect.

## Bedroom Three

**3.42m x 2.80m (11'3" x 9'2")**

A twin bedroom with carpet underfoot, built-in storage cupboard and velux windows to the rear aspect offering views of Broad Haven bay.

## Bathroom

**2.35m x 2.03m (7'9" x 6'8")**

Panelled walls with tiled walls surrounding a walk in shower with glass screen, WC, and a wash basin on a built in storage unit with mirror above. An extractor fan is installed, with a window to the front aspect providing natural light.

## Garage

**5.37m x 3.08m (17'7" x 10'1")**

With an up and over electric door, the garage benefits from power and lighting. A doorway leads to the main house, the utility room is also accessed through the garage. Planning permission granted for conversion into reception space with bi-fold doors at the rear.

## Utility Room

**6.67m x 3.89m (21'11" x 12'9")**

With uPVC half frosted glass door with access to rear garden, window with rear aspect, wooden counter top and sink unit.

## External

To the front, a combination of lawn and brick-paved driveway provides off-road parking with access to the integral garage. To the rear an enclosed and well-maintained garden featuring composite decking, paved patio seating area, lawn, and contemporary slatted fencing. Ideal for outdoor dining and relaxing, with a practical storage area and gated access.

## Additional Information

We are advised that mains services are connected with oil fired central heating installed. The local authority is Pembrokeshire County Council. Tax Band F.

## What3Words

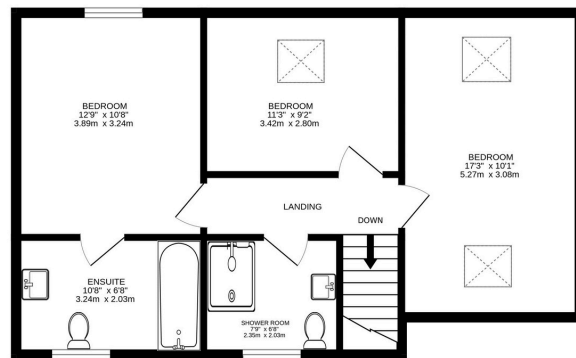
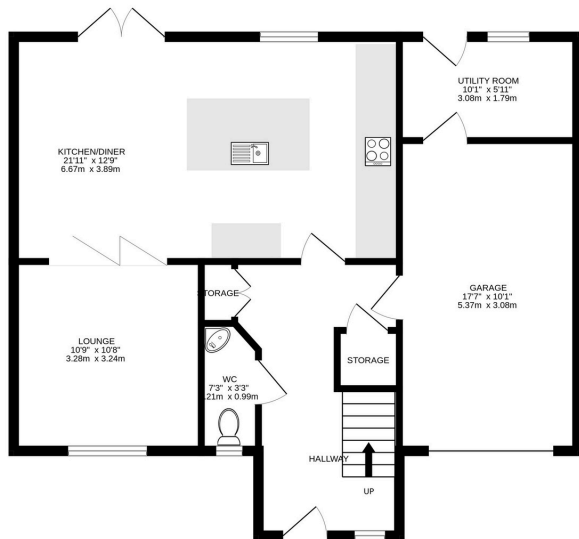
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**GROUND FLOOR**  
789 sq.ft. (73.3 sq.m.) approx.

**1ST FLOOR**  
599 sq.ft. (55.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1388 sq.ft. (129.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MEASURED BY: MARRIOTT 25/05/2024

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			