



Offers In The Region Of £650,000



Villa Rose is an exceptional four-bedroom coastal home enjoying commanding panoramic views across St Brides Bay, set within the highly sought-after seaside village of Broad Haven. Positioned within the Pembrokeshire Coast National Park, the property combines contemporary open-plan living with generous accommodation and direct access to the Pembrokeshire Coast Path, making it an ideal permanent residence or coastal retreat.

Located within the Pembrokeshire Coast National Park, Broad Haven offers a long sandy beach, coastal walks, and local amenities including shops, cafés, pubs, and restaurants. The County town of Haverfordwest (approx. 6 miles) provides further amenities including supermarkets, schools, hospital, leisure facilities, and train station.



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Covering the whole of Pembrokeshire from offices in Haverfordwest and Milford Haven.

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01437 762538 01646 695713



Entrance Hall

Hallway

WC

Close coupled lavatory, hand basin

Kitchen 14'9" x 13'1" (4.50m x 4.00m)

Modern fitted kitchen with integrated appliances, 1.5 bowl single drainer sink

Living Room/Dining Room 26'7" x 20'8" (8.10m x 6.30m)

Open plan living area with French doors leading to a south-facing patio and spectacular sea views

Sitting Room 12'10" x 14'1" (3.90m x 4.30m)

Mezzanine Bedroom/Study 8'10" x 14'1" (2.70m x 4.30m)

Bedroom 10'10" x 11'2" (3.30m x 3.40m)

En-suite 5'11" x 11'2" (1.80m x 3.40m)
Electric shower in glass cubicle, close coupled lavatory, pedestal hand basin

Bedroom 12'10" x 10'2" (3.90m x 3.10m)

En-suite 5'11" x 6'3" (1.80m x 1.90m)

Shower in glass cubicle, close coupled lavatory, pedestal hand basin

Bedroom 17'1" x 11'2" (5.20m x 3.40m)

Window to rear, Storage cupboard, door to:

Bathroom 10'10" x 6'3" (3.30m x 1.90m)

Panelled bath, shower in glass cubicle, close coupled lavatory, pedestal hand basin

Garage 8'6" x 33'0" (2.60m x 10.06m)

Outside

The grounds provide open coastal outlooks and access to the surrounding countryside and coast path. The south-facing patio area is ideally positioned for enjoying uninterrupted sea views across St Brides Bay. A gravelled parking area provides ample off-road parking.

Further Information

Services: Mains electricity, water and drainage services are connected along with a private oil supply

Tenure: Freehold

Local Authority: Pembrokeshire County Council & Pembrokeshire Coast National Park Authority
Council Tax Band: F

Broadband: Ultrafast available in the area

Mobile Coverage: 5G coverage available from a range of providers

Interested parties should make their own enquiries of Ofcom Checker to confirm speed and coverage availability by provider

Viewing

Viewing strictly by appointment only.

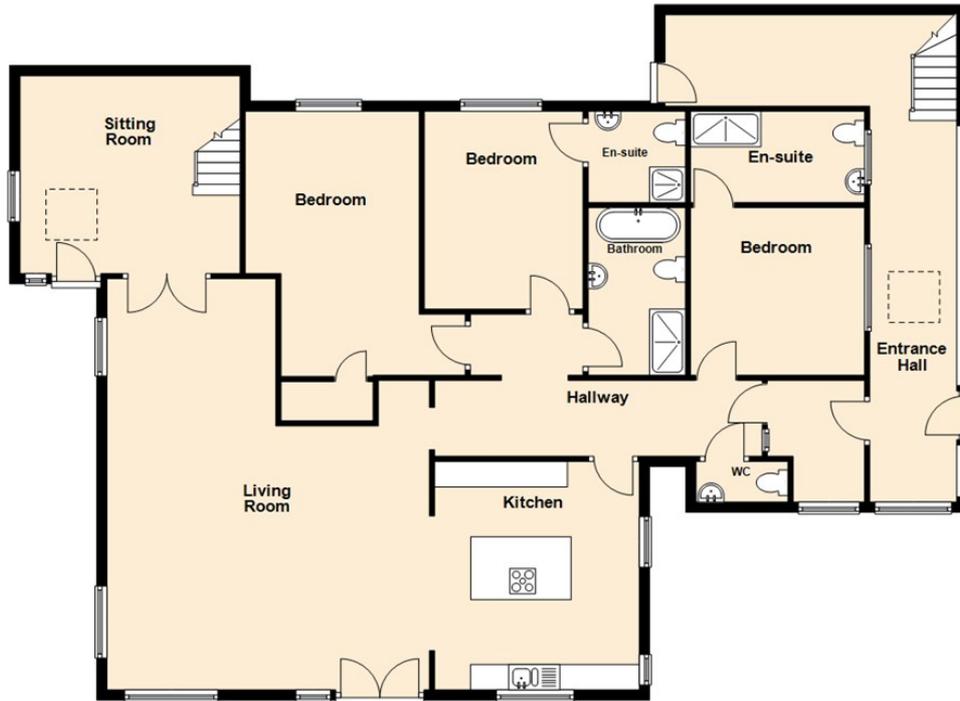




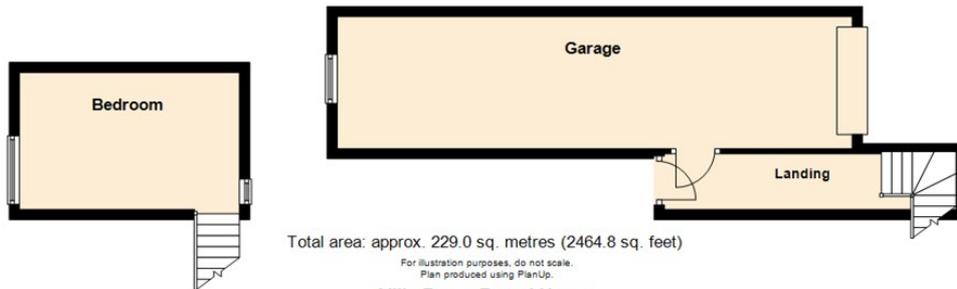
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Ground Floor
Approx. 184.6 sq. metres (1986.9 sq. feet)



First Floor
Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 229.0 sq. metres (2464.8 sq. feet)

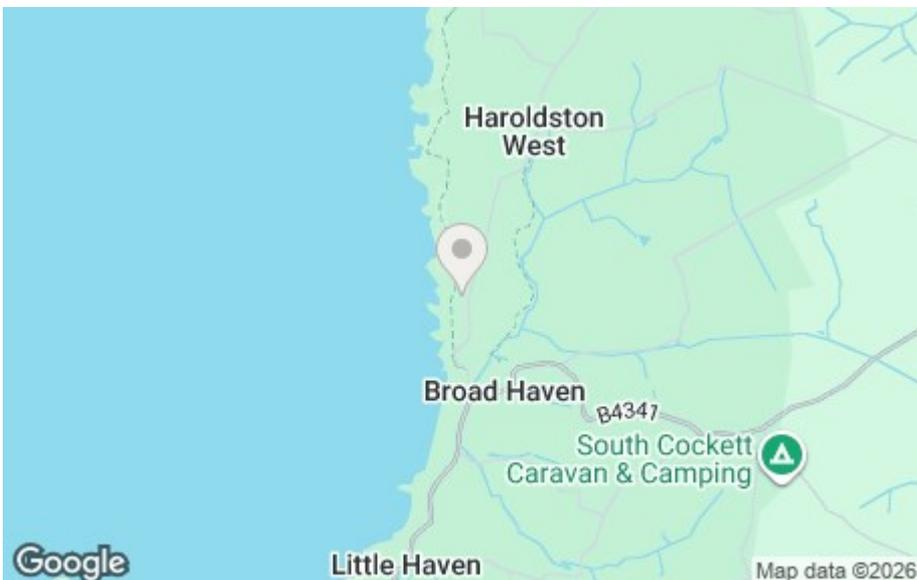
For illustration purposes, do not scale.
Plan produced using PlanUp.

Villa Rose, Broad Haven

From our office in Haverfordwest, proceed up the High Street and follow the one-way system onto Dew Street. Take the middle lane at the traffic lights onto Albert Street then continue straight ahead onto the Haven Road, passing Tesco and following signs for Broad Haven. On entering the village, turn right onto the coast road and continue up the hill. Villa Rose is located on the left-hand side, overlooking St Brides Bay.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.