



**Offers In Excess Of £150,000**



Situated in the picturesque coastal village of Marloes, on the beautiful Pembrokeshire Coast, this 3-bedroom detached bungalow offers a wonderful opportunity for those looking for a coastal retreat. In need of modernisation, the property offers great potential, whether it be for a family home, holiday let, or first-time buy.

Complete with off-road parking and a garage, this bungalow offers entrance porch/boot room, galley style kitchen, open plan living area, 3 bedrooms and a bathroom. Conveniently located a short distance from the stunning beaches of Marloes Sands, Musslewick Bay, Martin's Haven and further along, Dale, with all of its maritime activities; a prime location to enjoy the pleasure of the Pembrokeshire Coast.

If you're looking for a project with great rewards, this property is an ideal choice.

No onward chain.



**RK & son  
Lucas**  
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#### **Boot room / porch**

Timber door to the front, timber door to the rear, window to the rear, tiled flooring, skylight

#### **Living area**

Cork tiled flooring, double glazed uPVC window to the front, log burner

#### **Dining area**

Cork tiled flooring

#### **Kitchen**

Matching base and wall units, single drainer sink, window with secondary glazing to the rear, cork tiled flooring

#### **Bedroom 1**

Fitted carpet, double glazed uPVC window to the front

#### **Bedroom 2**

Fitted carpet, window with secondary glazing to the rear

#### **Bedroom 3**

Fitted carpet, double glazed uPVC window to the front

#### **Bathroom**

Part tiled walls, bath with overhead shower, hand basin, low flush toilet, window with secondary glazing to the rear

#### **Attached garage**

Up & over door, window to the rear, electric

#### **Outside**

The property benefits from a driveway to one side, providing convenient off-road parking, alongside a neatly lawned area with a pathway

leading to the front door. To the rear, an enclosed garden surrounded by mature trees and shrubbery.

#### **Additional information**

Services: We are advised that mains electricity, water and drainage are connected to the property. Central Heating: None.

Tenure: Freehold

Local Authority: Pembrokeshire County Council Council Tax Band: B

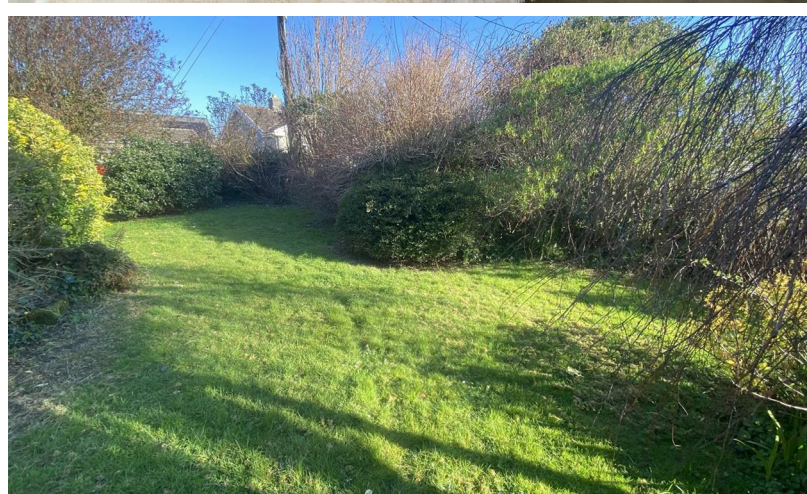
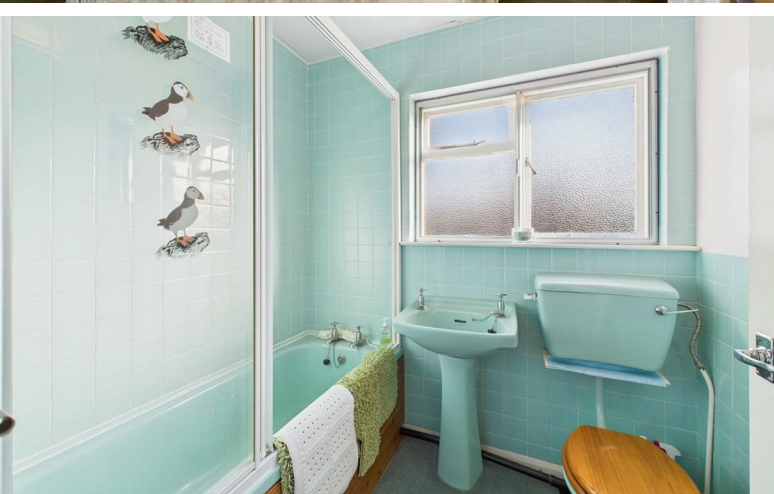
Broadband: Superfast broadband available in the area

Mobile Coverage: Limited availability from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.



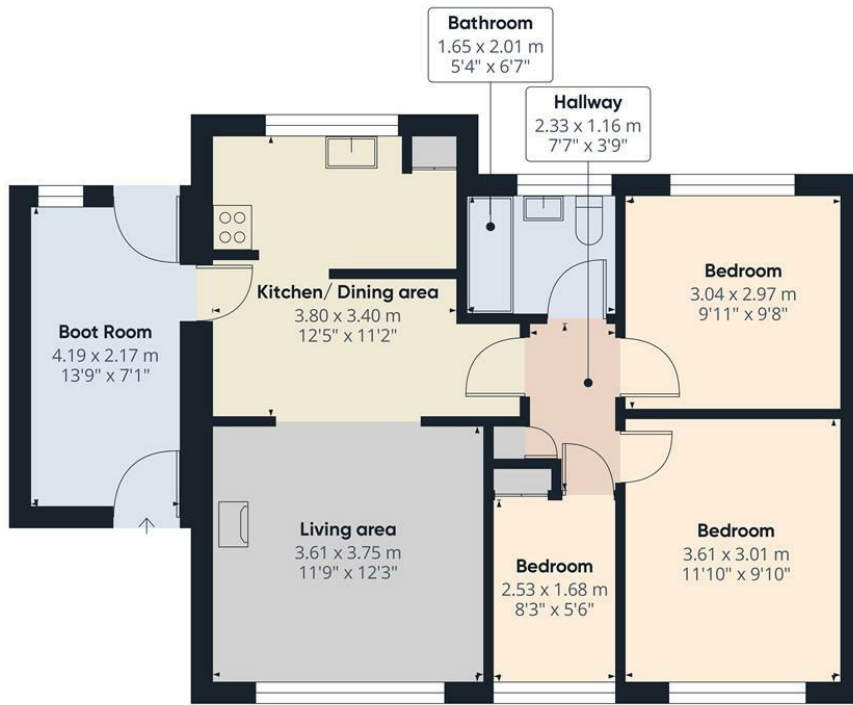




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Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
86.47 m<sup>2</sup>  
930.74 ft<sup>2</sup>


(1) Excluding balconies and terraces

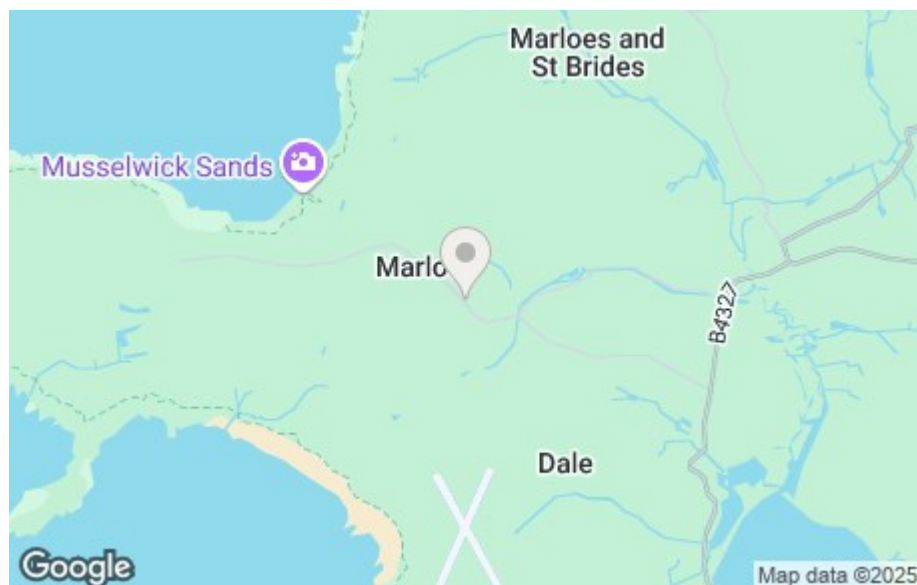
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>39</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.