



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
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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

There is evidence of cracking at the property. A structural survey has not been carried out, buyers should make their own enquiries/investigations.

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

Tenure: Freehold

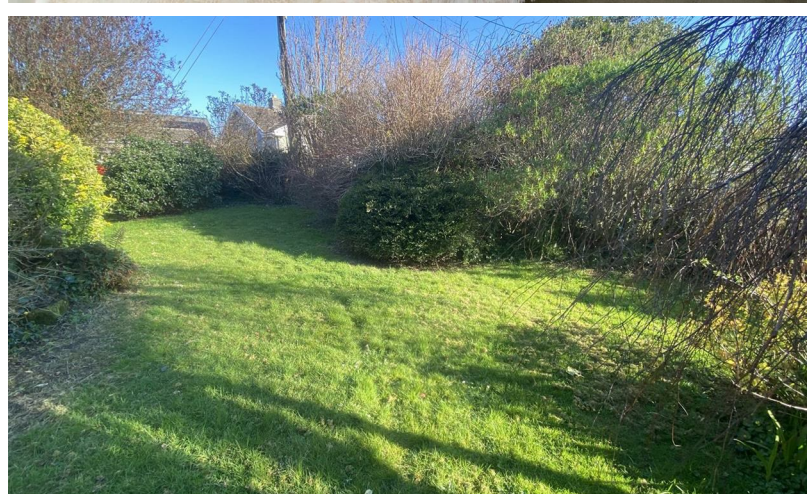
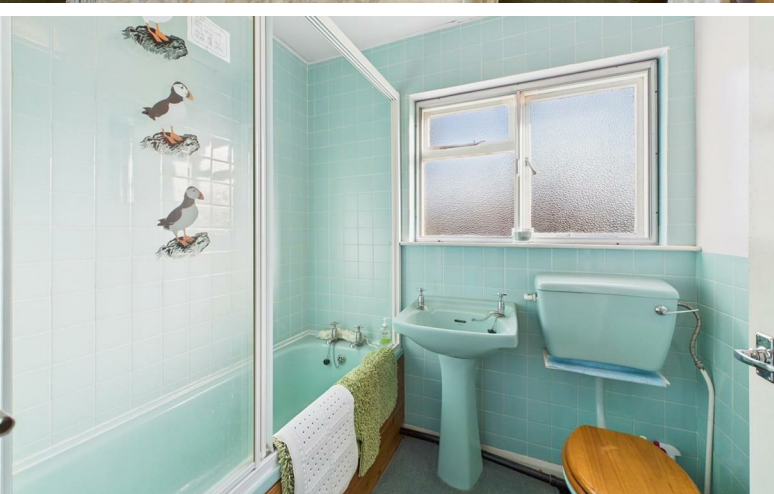
Local Authority: Pembrokeshire County Council Council Tax Band: B

Broadband: Superfast broadband available in the area

Mobile Coverage: Limited availability from a range of providers

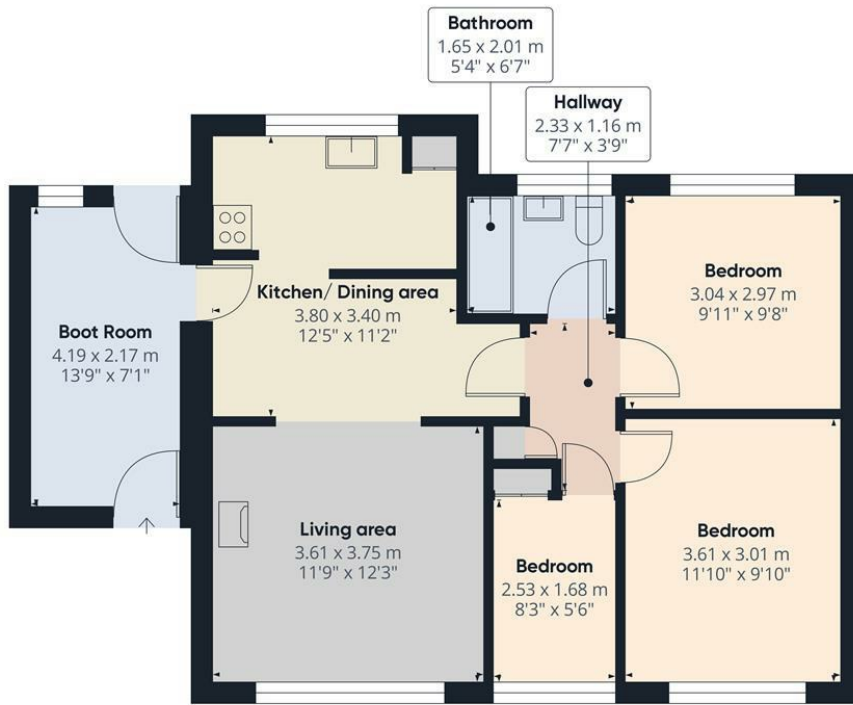
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





See even more photos on our website
www.rklucas.co.uk





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
86.47 m²
930.74 ft²

(1) Excluding balconies and terraces

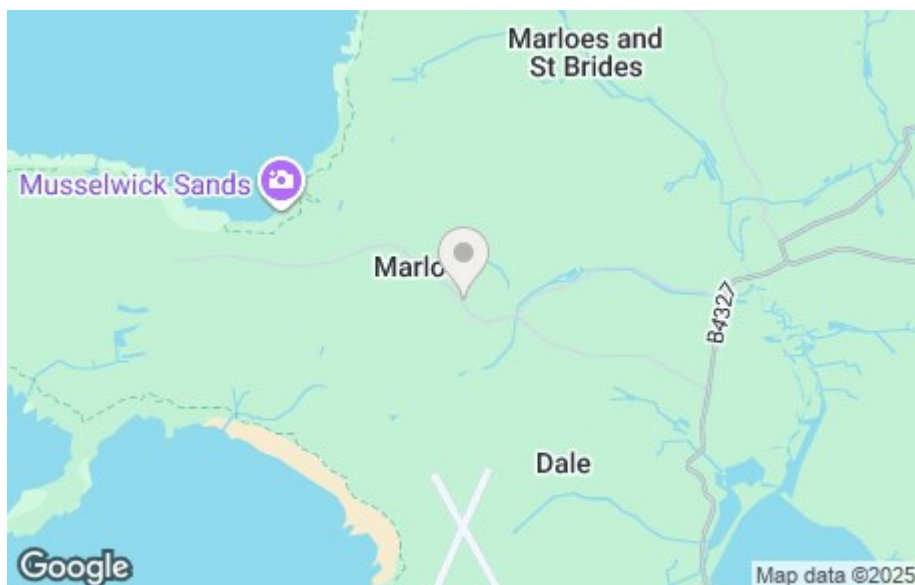
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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.