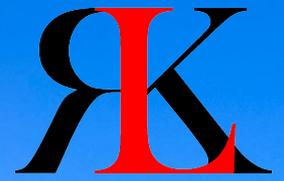


The Fold, Broad Haven SA62 3TY



Offers In The Region Of £240,000



The Fold is a detached bungalow located in the ever popular coastal village of Broad Haven. The village is home to one of the finest blue flag beaches in Pembrokeshire and hosts a range amenities including a primary school, post office, grocery stores, surf hire, restaurants and public houses. The County Town of Haverfordwest is located some 6 miles east where all other main amenities can be found.

Internally the property briefly comprises a living room, kitchen, two double bedrooms and family bathroom and benefits from a garage and off-road parking.



RK & son
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Hallway

Timber panelled entrance door, built-in storage cupboard

Living Room

5.40m x 3.70m (17'9" x 12'2")

Glass panelled sliding doors to front, fitted carpet, timber framed double glazed window to rear

Kitchen

3.60m x 3.00m (11'10" x 9'10")

Matching base and wall units, integrated electric oven/grill, hob and extractor fan, single drainer sink, tiled splash back, tiled flooring, timber framed double glazed window to front

Bedroom 1

3.80m x 3.20m (12'6" x 10'6")

Front facing double bedroom with fitted carpet, fitted wardrobes/cabinets, timber framed double glazed window to front

Bedroom 2

3.00m x 3.90m (9'10" x 12'10")

Rear facing double bedroom with fitted carpet, fitted wardrobes, timber framed double glazed window to rear

Bathroom

Panelled bath, pedestal hand basin, close coupled lavatory, shower in cubicle, tiled splash back, tiled flooring, timber framed double glazed window to rear

Garage

6.10 x 3.70 (20'0" x 12'1")

Single garage with up & over door

Outside

To the front of the property a concrete driveway provides off-road parking for a single vehicle.

General Notes

Services: Mains electricity, water and drainage are connected with oil fired central heating

Tenure: Freehold

Local Authority: Pembrokeshire County Council & Pembrokeshire Coast National Park Authority

Council Tax Band: C

Viewing

By appointment with R K Lucas & Son



Ground Floor

Approx. 95.5 sq. metres (1027.6 sq. feet)



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

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

The Fold, Broad Haven

Leave Haverfordwest on the B4341 towards Broad Haven. Upon entering the village continue down the hill and onto the sea front. Take a left turn onto Marine Road immediately after the Galleon pub and follow this road around onto Trafalgar Terrace. Continue on this road up the hill and take a sharp right hand turn onto a gravelled track just before a blue timber clad building. The Fold is the penultimate property on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	47	
(39-54) E		
(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.