



Asking Price £350,000



Welcome to this 3-bedroom semi-detached home, superbly located in the desirable coastal village of Dale.

Offering bright and comfortable accommodation throughout, the property features two double bedrooms, a single bedroom, a welcoming lounge, separate dining room, well-appointed kitchen, family bathroom, and a convenient separate WC.

Externally, the home benefits from off-road parking for two vehicles, a rear patio with steps leading to a lawned area, and two useful outdoor storage spaces.

Situated near the Dale waterway, this property offers easy access to the coast without compromising on convenience. Milford Haven (9.5 miles) and Haverfordwest (12.7 miles) are close by, with a range of shops, schools and amenities.

**RK & son  
Kucas**  
PEMBROKESHIRE'S PROPERTY  
PROFESSIONALS

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

[www.rklucas.co.uk](http://www.rklucas.co.uk)

01437 762538 01646 695713



## Entrance Hallway

Fitted carpet, uPVC door with glass panel insert & sidelight, stairs

## Lounge

Fitted carpet, double glazed uPVC windows to the front with countryside views, fireplace with decorative surround

## Dining Room

Fitted carpet, uPVC door to the rear with glass panel insert, 2 x double glazed sidelights

## Kitchen

Matching base and wall units, integrated electric hob and oven, double glazed uPVC window to the rear, tiled flooring

## Master Bedroom

Fitted carpet, double glazed uPVC window to the rear, storage

## Bedroom 2

Fitted carpet, double glazed uPVC window to the front, storage

## Bedroom 3

Fitted carpet, double glazed uPVC window to the front

## Bathroom

Bath with overhead shower, hand basin, part tiled walls, timber flooring, frosted double glazed uPVC window to the rear

## WC

Timber flooring, low flush toilet, frosted double glazed uPVC window to the rear

## Outside

To the front, steps lead to concrete path with front lawned area.

Concreted area with picnic bench, side access to the property, access to 2 outbuildings and steps leading to lawned area.

## Additional Information

Council Tax: Band D

Local Authority: Pembrokeshire County Council

Services: Mains electricity, water and drainage.

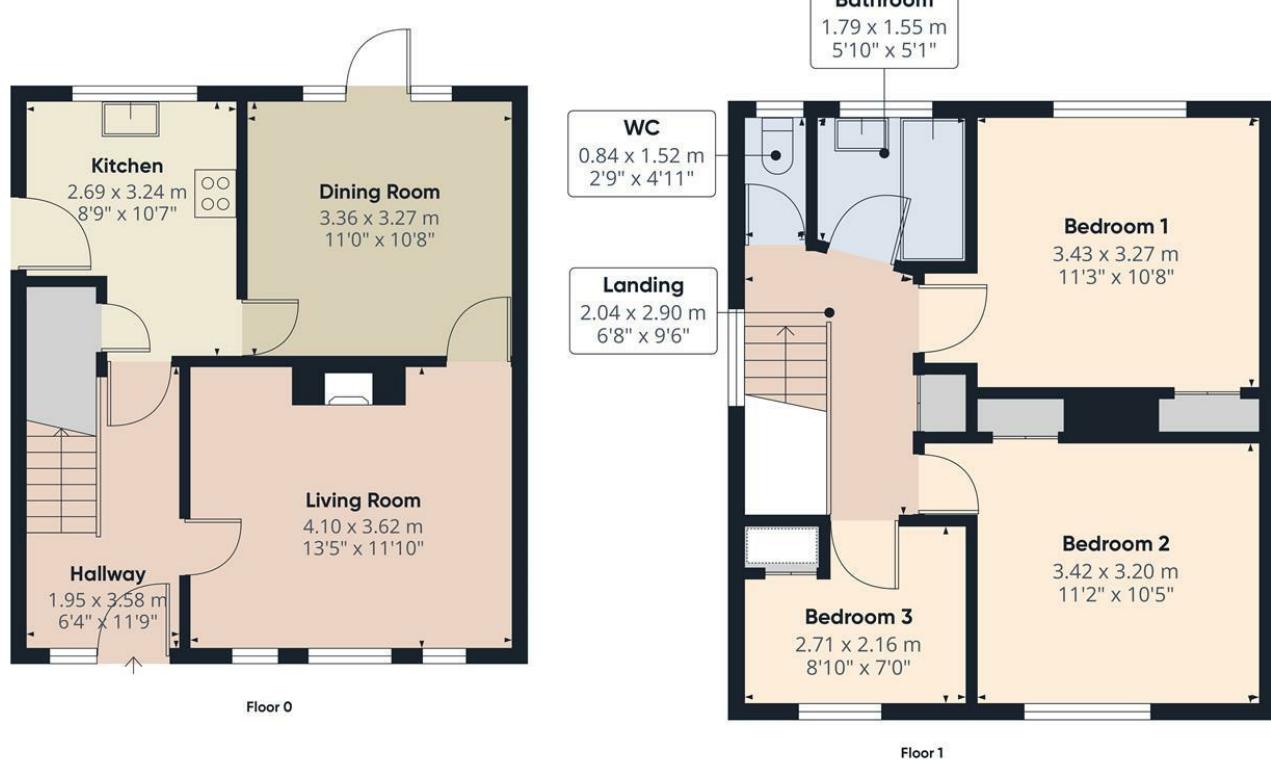
EPC Rating: E

Broadband: Ofcom checker reports that Ultrafast broadband is available

Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage, for broadband and mobile, we recommend buyers making their own enquiries at Ofcom <https://checker.ofcom.org.uk/>





(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

From Haverfordwest take the B4327 signposted for Dale. Follow this road and the signs for Dale for approximately 11 miles until you reach the village. Proceed past the waterfront and continue along the road as it turns to the right. A little further along this road becomes Blue Anchor Way. Number 99 can be found on the left hand side, elevated from the roadside.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		49
(39-54) E		
(21-38) F		
(1-20) G		
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.