

Driftwood, Blue Anchor Way, Dale



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.



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### 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.

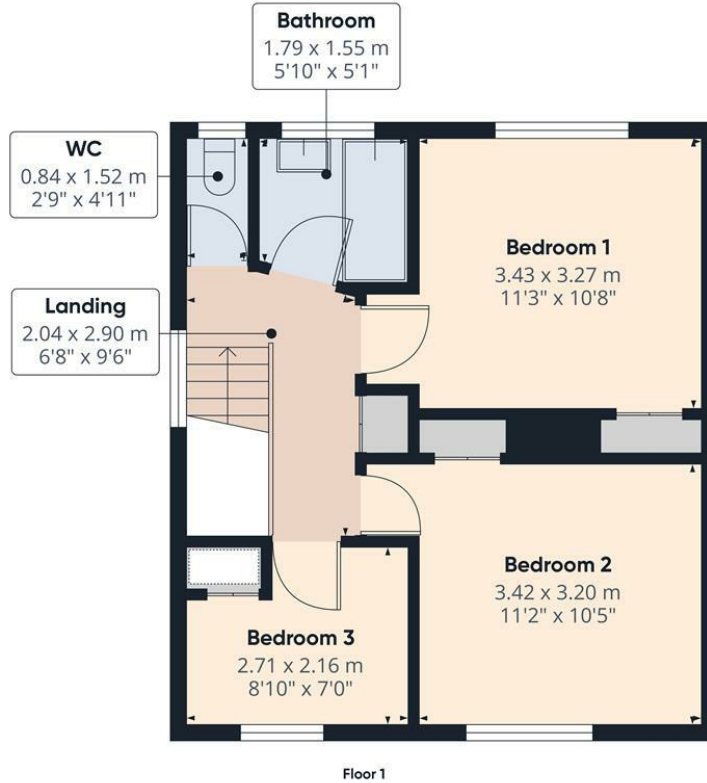
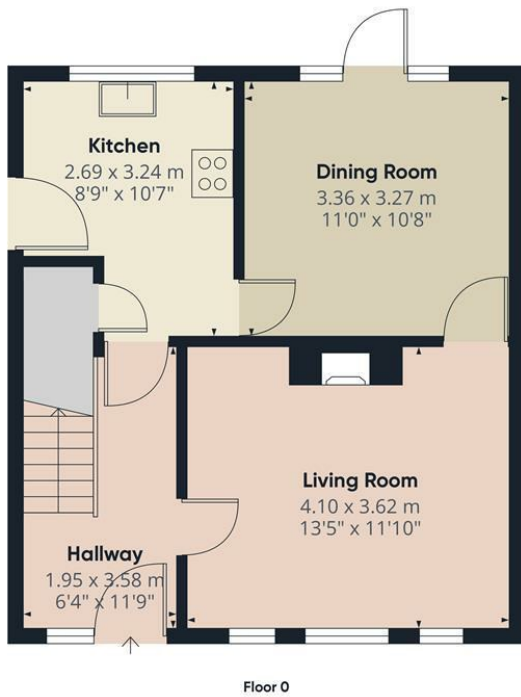
### Additional Information

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.gov.uk/>





**Approximate total area<sup>(1)</sup>**  
 80.3 m<sup>2</sup>  
 863 ft<sup>2</sup>

(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.

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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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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