



**Offers In Excess Of £590,000**



It is not often that opportunity presents itself to acquire a property of this size and position within a hundred yards or so from one of Pembrokeshire's finest beaches. This 4/5 bedroom detached property would make an ideal family home but also offers the potential of converting the ground floor into separate living accommodation or modernisation into a home of envy. There is also the rarity of plentiful parking. Sea views are found from several rooms and multiple aspects from the garden and patio areas.

Broad Haven itself is famed for its long sandy blue flag beach and also provides local conveniences such as school, restaurants, local shop and Post Office. The beach caters for a variety of water sports, served by a local surf shop.



**RK & son  
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01437 762538 01646 695713



#### Entrance Hall

Recessed car port area able to accommodate two cars providing shelter and drying area.

Timber panelled entrance door leading to hallway with under stairs storage, fitted carpet, radiator, glass panelled rear external door into covered drying area.

#### Bedroom 5/Study/reception room 14'9" x 11'9" (4.50m x 3.60m)

Triple aspect uPVC double glazed window, fitted carpet, built-in cupboard, 2 x radiators. This offers scope for use as a 5th bedroom, study, reception room or as part of a conversion of the lower ground floor to offer separate accommodation.

#### Utility 5'11" x 7'3" (1.80m x 2.20m)

Base units, single drainer sink, wood effect flooring, tiled walls, uPVC double glazed window to rear.

**WC**  
Close coupled lavatory, pedestal hand basin, fitted carpet, tiled walls, frosted uPVC double glazed window to rear, radiator.

**Landing**  
uPVC double glazed window to side, fitted carpet, loft access, radiator

#### Living Room 14'1" x 21'4" (4.30m x 6.50m)

Large uPVC double glazed window to front providing views over St Brides Bay, fitted carpet, 2 x radiators, sliding doors to each end, one leading to the patio the other to the...

#### Conservatory

uPVC double glazed units throughout, rear door to patio, tiled flooring, views over St Brides Bay

#### Kitchen/Dining Room 10'6" x 21'4" (3.20m x 6.50m)

Matching base and walls units with complementary work surface, single drainer sink, electric oven, hob and extractor fan, wood effect flooring, fitted carpet, French doors to patio, rear entrance door, 2 x uPVC double glazed windows to rear, radiator

#### Bedroom 1 11'10" x 11'2" (3.60m x 3.40m)

Double bedroom with fitted wardrobes, fitted carpet, radiator, uPVC double glazed window to side providing views over St Brides Bay

#### Bedroom 2 6'7" x 11'2" (2.00m x 3.40m)

Fitted carpet, uPVC double glazed window to side providing views over St Brides Bay, radiator

#### Bedroom 3 11'2" x 11'2" (3.40m x 3.40m)

Double bedroom with uPVC double glazed to side providing views over St Brides Bay, fitted carpet, fitted wardrobes, radiator

#### Bedroom 4 9'10" x 6'11" (3.00m x 2.10m)

Fitted carpet, uPVC double glazed window to side, radiator

#### Bathroom

Panelled corner bath, close coupled lavatory, vanity hand basin, shower in cubicle, airing cupboard housing boiler, fitted carpet, radiator, frosted uPVC double glazed window to side, tiled walls

#### Garage 21'0" x 9'2" (6.40m x 2.80m)

Up and over door, uPVC double glazed window to side, electric and lighting, pedestrian door to side

#### Outside

The property is approached via a tarmacadum driveway, providing off-road parking for multiple vehicles. There are areas of well maintained lawn to either side. To the rear is a South facing, low maintenance garden, predominantly paved with areas of well maintained lawn and a pond.

There are a couple of external store rooms, perfect for the storage of surfboards, kayaks etc and two separate external staircases, further lending itself to easy splitting.

#### General Notes

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

Tenure: Freehold

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

Tax Band: E

#### Viewing

By appointment with R K Lucas & Son





See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)





From our Haverfordwest office take High Street and Dew Street then use the middle lane to turn right onto Albert Street. Continue on this road into Portfield and onto the Haven Road. Proceed out of Haverfordwest on this road for approximately 5 miles until you reach the village of Broad Haven. Continue into the village and along the sea front then turn left after the Galleon Inn onto Marine Road. No. 14 is short way along on the right hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

