

## 2 The Coach House, Broad Haven



Offers In Excess Of £250,000



A particularly appealing character 2 bedroomed ground floor apartment set in an historic form of Coach House which was converted into a suite of apartments some years ago. Enjoying some sea views from the bedroom accommodation the highly attractive stone built building is set in sizeable grounds within the centre of Broadhaven, almost opposite the beautiful sandy bay.

Broadhaven has a highly active local community and its amenities include a Primary school, Post Office, Grocery stores and hostelrys. During the summer months tourism is a major attraction to the area yet the Coach House apartments - whilst located in the centre and close to the sea front - are set back from the road enjoying a significant degree of privacy.

The apartments have proven highly popular as they can be used not only as permanent homes but also as desirable holiday lets if one so wishes. This particular unit is in excellent decorative order throughout incorporating a modern kitchen and bathroom together with feature laminate flooring plus uPVC double sealed windows and a full LPG central heating system.



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**Living Room**  
3.60m x 3.90m (11'10" x 12'10")  
with UPVC double sealed entrance door, TV point, radiator.

**Kitchen**  
2.90m x 1.60m (9'6" x 5'3")  
Modern kitchen base units with laminate work surfaces and matching wall cupboards. Vaillant wall mounted central heating boiler, single drainer stainless steel sink unit, 4 ring gas hob with extractor fan above, concealed refrigerator, dishwasher, Lancun microwave and cooker.

**Inner Hall**

**Bedroom 1**  
3.90m x 2.70m (12'9" x 8'10")  
Single bed, radiator, limited views towards the sea.

**Bedroom 2**  
2.70m x 2.50m (8'10" x 8'2")  
Double bed, radiator, views towards the sea.

**Shower Room**  
1.96m x 1.66m (6'5" x 5'5")  
Glazed double shower unit, hand basin in vanity cupboard, close coupled lavatory, fully tiled walls with shaver point, slate type flooring, radiator/towel rail.

**Outside**  
From the rear, the property affords a pleasant outlook over the extensive private parking facilities and lawns serving the building towards protective wet lands. There is ample allocated parking space and the grounds may be used by the individual property owners.

Within the grounds is an individual store box/seat.

**Fixtures and Fittings**  
The property is sold on a fully furnished basis. Only a few personal items will be removed prior to completion.

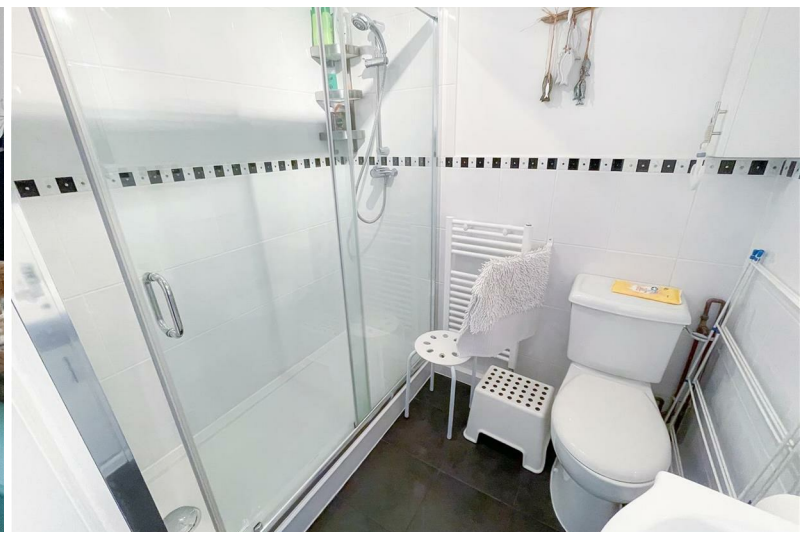
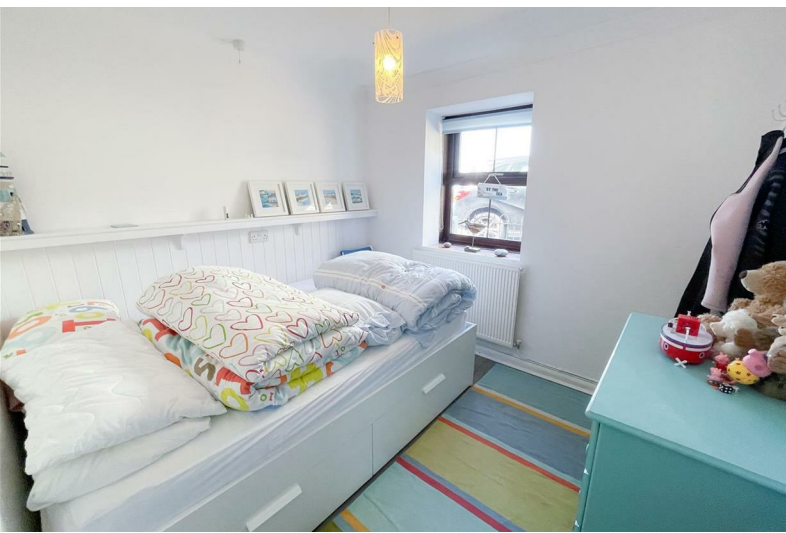
**General Notes**  
Tenure: Leasehold approximately 980 years.  
Services: Mains electricity, metered water supply. LPG central heating.  
Local Authority: Pembrokeshire County Council and Pembrokeshire Coast National Park Authority.  
Council Tax Band C  
Viewing: By appointment with R K Lucas & Son

**Management Company Information**  
A Management Company supervises the external maintenance of the Coach House and its grounds. There

are nine individual owners with apartments in the building and each owner has one of the nine shares in the Management Company.

The Management Company is basically the organisation which is set up to manage all the areas and services which are not specially owned by one person. These might be grass areas, communal parking or playgrounds and, in the case of flats, these might include any communal entrances and staircase. These are referred to as "the common parts" - i.e shared by all. The Management Company aims to maintain the common parts to a pre-determined and agreed standard on behalf of the benefit of all the owners.

The Chairman of the Management Committee at the Coach House is one of the property owners and the Secretary is a resident owner. General Management of the area is currently undertaken by R K Lucas & Son, The Tithe Exchange, 9 Victoria Place, Haverfordwest, SA61 2JX. At the present time the company has agreed that each property owner would contribute £75 per month into the Management Company fund - to cover general running costs.



# Ground Floor



Total area: approx. 42.0 sq. metres (452.4 sq. feet)

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

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 just before the Londis village shop. Follow the road around the left and parking is situated behind the Coach House.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.