

3 The Coach House, Broad Haven



Offers In The Region Of £187,500



Nestled in a peaceful, private location, this delightful 2-bedroom ground floor flat offers the perfect opportunity to enjoy the best of coastal living. Situated just a stone's throw from the stunning Broad Haven beach, you'll have easy access to the golden sands and tranquil waters, ideal for both relaxation and outdoor activities.

The property benefits from a spacious layout, offering two well-proportioned bedrooms, a bright and airy living space, and a fully equipped kitchen, making it an ideal home or investment.

With its prime location, private setting, and proximity to local amenities, this is a rare gem on the market.



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### Living Room

with uPVC double sealed entrance door, uPVC double glazed window to the front, fitted carpet

### Dining room

Matching base and wall units, integrated gas hob and oven, 1.5 Stainless steel sink. Vinyl flooring

### Bedroom 1

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

### Bedroom 2

Fitted carpet, double glazed uPVC window to the rear

### Shower room

Glazed double shower unit, hand basin in vanity cupboard, close coupled lavatory, fully tiled walls & flooring

### Outside

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

### Additional information

Tenure: Leasehold approximately 977 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

Broadband: Super fast broadband available

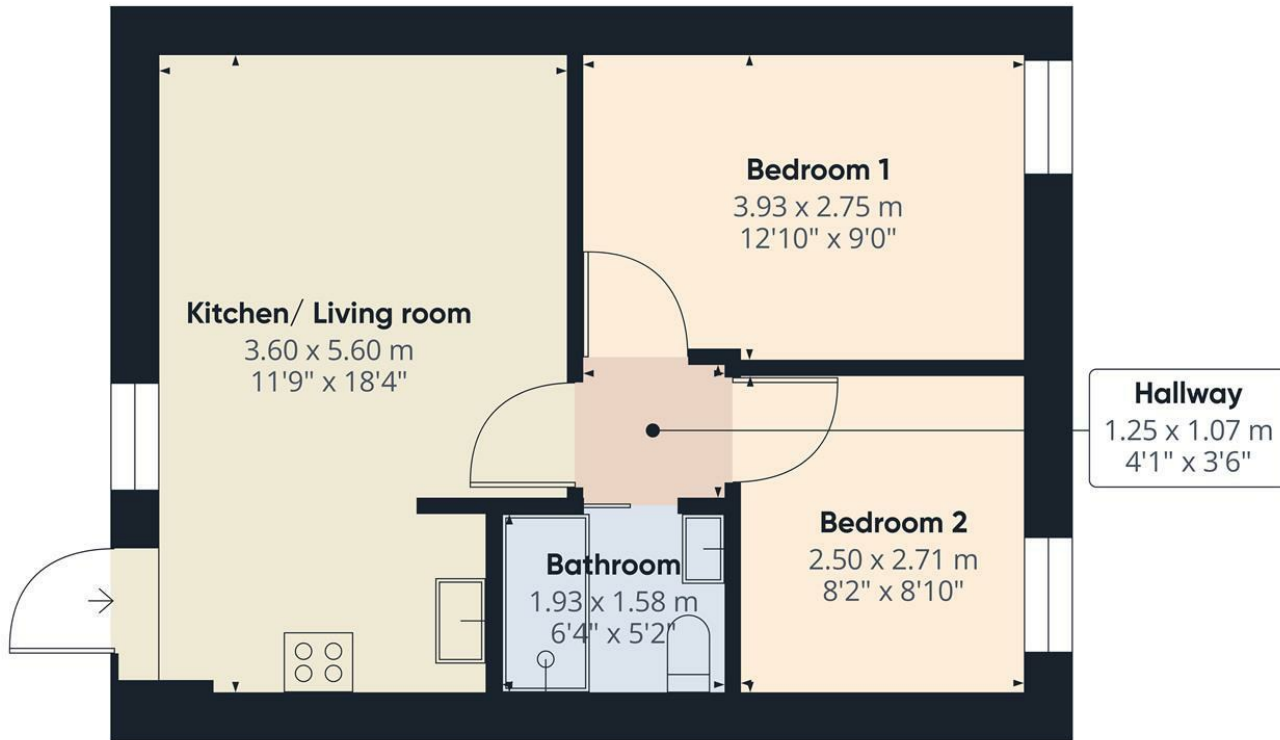
Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

### Management company

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.





**Approximate total area<sup>1)</sup>**  
40.41 m<sup>2</sup>  
434.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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>                                   |                            |           |
| (55-68) <b>D</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<br>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.