

9 The Coach House, Broad Haven



Offers In The Region Of £310,000



A deceptively spacious and highly appealing first floor maisonette apartment set in an historic former coach house which was converted into a suite of apartments some years ago. This appealing stone-built property is set in sizeable grounds within the centre of the village.

Broad Haven has a highly active local community and its amenities include a primary school, post office, grocery stores and hostleries. 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 and enjoy a significant degree of privacy.



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RICS





Balcony/Entrance

3.00m x 1.70m (9'10" x 5'7")

From ground level a flight of steps leads to a first floor balcony with entrance door opening to the:

Living Room

4.70m x 4.60m (15'5" x 15'1")

With UPVC double sealed window overlooking the grounds. 2 Radiators and thermostat. Built in store cupboard. TV point. Part pine clad walls.

From the living room a staircase rises to the first floor landing where there is access to a second balcony via a UPVC double sealed door:

Kitchen

2.80m x 1.60m (9'2" x 5'3")

Single drain stainless steel sink unit. Fitted base cupboards with laminate work surfaces and matching wall cupboards, matching washing machine, dishwasher and fridge freezer.

Bedroom 1

3.20m x 2.90m (10'6" x 9'6")

Double sealed window, part pine cladding, radiator. Together with:

En-suite

1.80m x 1.60m (5'11" x 5'3")

En-Suite curved shower cubicle with pedestal hand basin and low flush w/c, half and fully tiled walls. Towel radiator.

Landing

Bedroom 2

3.40m x 2.70m (11'2" x 8'10")

(Main) Radiator, Velux Double sealed rooflight. Fitted wardrobe with adjacent dressing table.

Bedroom 3

2.70m x 3.60m (8'10" x 11'10")

Radiator. Velux double sealed roof light with morning sun aspect. Radiator. Fitted wardrobe.

Bathroom

2.80m x 1.70m (9'2" x 5'7")

Twin gripped panel bath, pedestal hand basin, low flush w/c. Radiator. Half tiled walls. Velux double sealed roof light (providing sea views at a height)

Balcony

2.00m x 1.10m (6'7" x 3'7")

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.

General Notes

Services: Mains Electricity. Metred Water supply. LPG Central Heating

Tenure: Leasehold - approximately 980 years remaining

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

Occupancy: A permanent residence or holiday home. Pets are not allowed other than some very short term stays.

Management Company

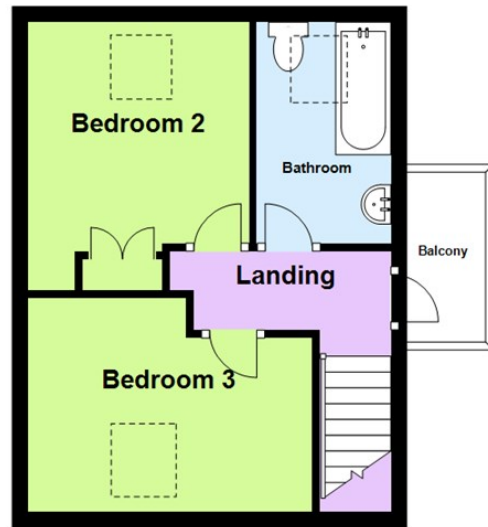
At the present time the company has agreed that each property owner would contribute £75 per month into the management company fund – to cover general running costs.



Approx. 36.8 sq. metres (396.1 sq. feet)



Approx. 28.2 sq. metres (304.0 sq. feet)




Total area: approx. 65.0 sq. metres (700.1 sq. feet)

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

9 The Coach House, Enfield Road, Broad Haven

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	



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.