



28 Croft Road

Broad Haven, Haverfordwest, SA62 3HY

OIRO: £299,950 | Freehold | EPC: F



This four-bedroom detached home occupies an enviable position along Croft Road, with coastal views and easy access to the nearby popular Broad Haven beach. Generously proportioned throughout, the property offers excellent potential for those seeking a versatile coastal residence, with scope to modernise and create a home tailored to individual style.

Internally, the accommodation is arranged over two floors and includes a spacious reception area that opens directly onto a raised deck, where the coastal outlook can be fully enjoyed. The kitchen provides ample storage and work surfaces, while four well-proportioned double bedrooms – two on the ground floor and two above – ensure flexibility for family living or visiting guests. An en-suite shower room serves the principal bedroom, complemented by a family bathroom, and built-in wardrobes add practical storage. Each of the upstairs bedrooms also enjoys fantastic sea views, making the most of the property's coastal setting.

The outside space has been designed to make the most of the setting, with a raised decked terrace and level lawn framed by mature planting, all positioned to capture the impressive coastal views. A garage and additional outbuildings provide useful storage, while gated access to a rear lane allows further parking.

Located just a short walk from Broad Haven's beach, this property is well placed for enjoying the scenic beauty of the area. The village itself offers a selection of amenities including a primary school, post office, local shop, and seasonal eateries and pubs. While popular during the summer, the area remains quiet and relaxed, making this an excellent option for those seeking a coastal home with both space and tranquillity.



Entrance Hallway

Accessed via a UPVC front door with side glazing, the hallway is laid with carpet underfoot. Stairs rise to the first floor with practical understairs storage, while doors open into the principal reception rooms.

Kitchen

4.47m x 3.04m (14'8" x 10'0")

Laid with vinyl flooring, the kitchen offers a range of matching eye and base level units with worktops over and tiled splash backs. Appliances include an integrated oven with four-ring gas hob and extractor hood above, along with a stainless steel 1.5 sink and drainer positioned beneath a serving hatch. There is plumbing for an under-counter washing machine, a boiler cupboard with space for a tumble dryer, and further provision for a freestanding fridge/freezer, plus a window to the fore aspect.

Lounge/Diner

6.74m x 3.51m (22'1" x 11'6")

An expansive reception room with carpet underfoot, featuring a gas fireplace with stone surround and tiled hearth. Wall panelling above adds character, while a window to the rear and sliding patio doors provide views of the water and open directly onto the decking and garden. Ample space is available for furniture and a variety of seating arrangements.

Bedroom One

3.51m x 2.77m (11'6" x 9'1")

Double bedroom with carpet underfoot and space for wardrobes and furniture. Window to the fore aspect.

Bedroom Two

3.51m x 3.51m (11'6" x 11'6")

Double bedroom with carpet underfoot, space for wardrobes and furniture. A rear aspect window frames water views.

Bathroom

2.34m x 1.53m (7'8" x 5'0")

Fully tiled to both floor and walls, comprising of a WC, walk-in shower with glass screen, and wash basin with mirror above. Window to the side aspect.

First Floor

Landing

Carpet underfoot with an integrated storage cupboard. Doors open to the upper bedrooms.

Bedroom Three

4.60m x 3.51m (15'1" x 11'6")

Double bedroom with carpet underfoot, built-in double wardrobes, and space for additional bedroom furniture. Rear aspect window with water views.

Bedroom Four

4.60m x 3.99m (15'1" x 13'1")

Double bedroom, carpeted throughout, also with built-in double wardrobes and further room for furniture. Window to the rear aspect enjoying water views.

En-Suite Shower Room

2.27m x 1.05m (7'5" x 3'5")

Finished with LVT flooring and tiled walls with panelling. Fitted with WC, wash hand basin, and shower enclosure with glass door and tiled surround. Recessed shelving offers practical storage. Window to the rear aspect.

Garage

Accessed via an up-and-over door, with lighting and power connected. Window to the side aspect.

External

The property benefits from a small front garden, laid to lawn with mature shrubs and a pathway to the entrance. To the rear, a decked terrace provides a space to enjoy the water views, with a small lawn bordered by mature planting and walled surrounds. A gravelled side area offers useful storage and gated pathways lead around the property. A further gate to the rear lane provides additional parking options.

Additional Information

We are advised that all mains services are connected. Oil-fired central heating.

Council Tax Band

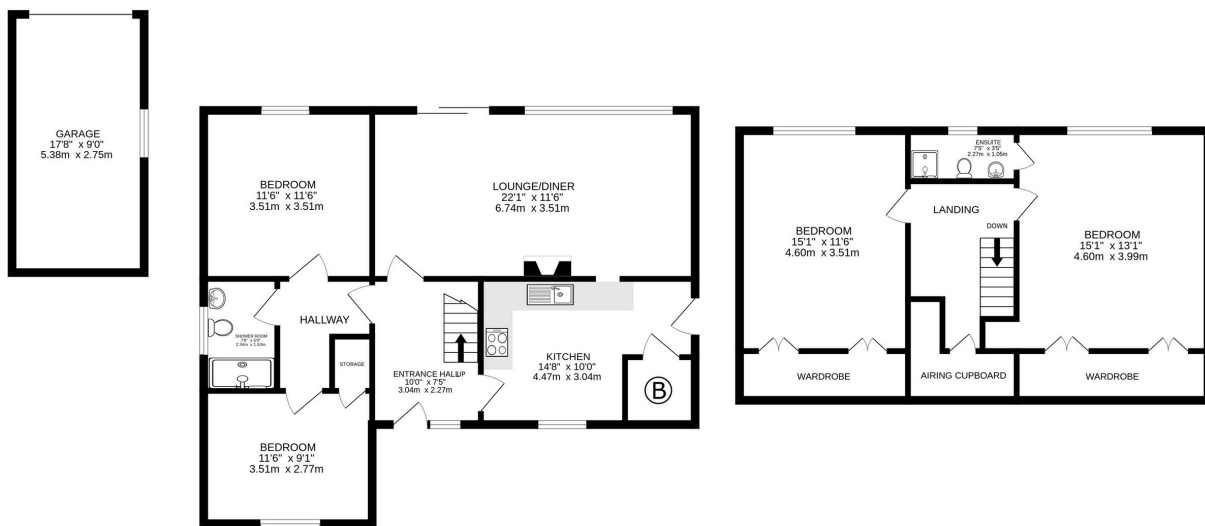
F (£2,386.18)





GROUND FLOOR
956 sq.ft. (88.9 sq.m.) approx.

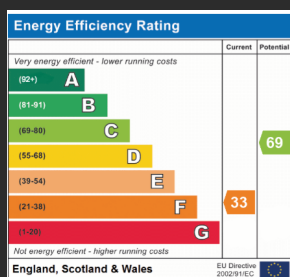
1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

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