



3 Atlantic Drive

Broad Haven, Pembrokeshire, SA62 3JA

Guide Price Of £320,000 | Leasehold | EPC: E



Set within the sought-after coastal village of Broad Haven, this three bedroom detached bungalow with no onward chain, offers an opportunity to acquire a well-presented home with views towards the sea, all within easy walking distance of the beach and village amenities.

The accommodation is naturally bright and well arranged, with the principal reception spaces positioned to take full advantage of the outlook towards Broad Haven and the surrounding coastline. The lounge flows through to a sunroom and dining area, creating a sociable and versatile living space that is well suited to both everyday living and entertaining. The kitchen has been updated in a neutral style, fitted with a range of units and integrated appliances, and provides space for informal dining. There are three well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A separate family bathroom, finished with contemporary fittings, serves the remaining accommodation.

Externally, the property is approached via a gated entrance leading to a tarmac driveway providing parking for approximately three vehicles, along with access to the garage, which also connects internally. The front garden is laid to lawn and incorporates a decked seating area, positioned to enjoy the outlook, with steps rising to an entrance into the dining area. To the rear, the garden is enclosed and includes a patio area, offering a private space for outdoor seating.

Broad Haven sits within the Pembrokeshire Coast National Park and is widely regarded for its long sandy blue flag beach and relaxed coastal setting. The village offers a range of everyday amenities including a post office, local shops, public houses and places to eat, while the nearby coastal path provides access to a variety of walks and some of the most notable scenery along the Pembrokeshire coastline.



Entrance Porch

Accessed via a uPVC front door with steps rising to the entrance, the porch provides a practical area for coats and footwear. A door leads through to the hallway, with additional access available directly to the rear garden and patio area.

Hallway

Fitted with grey oak-effect laminate flooring, the hallway offers a central point of access to the principal reception rooms. There is a built-in storage cupboard and access to the garage below (currently partitioned).

Lounge

5.09m x 3.70m (16'8" x 12'2")

A well-proportioned reception room with carpet underfoot and ample space for seating. A gas fireplace with tiled surround provides a focal point, with double doors opening through to the sunroom and dining area.

Sunroom / Sitting Room

2.94m x 2.77m (9'8" x 9'1")

A bright and inviting space, surrounded by windows that take in the water views. The room features a translucent fluted roof, carpet underfoot, and space for seating.

Dining Area

2.77m x 2.45m (9'1" x 8'0")

Positioned adjacent to the sunroom, the dining area offers space for a table, with surrounding windows continuing the outlook towards the water. A uPVC door provides side access to the front decking area.

Kitchen

4.57m x 2.63m (15'0" x 8'8")

Fitted with a range of matching wall and base units, including a larder cupboard, with worktops, up stands and splash backs. Integrated appliances include a washing machine, dishwasher, wine fridge, oven with four-ring halogen hob and extractor above. There is a stainless steel sink with drainer, window to the side aspect, and space for a freestanding fridge/freezer and a small dining table.

Bathroom

2.93m x 1.84m (9'7" x 6'0")

Fully tiled and comprising a WC, wash hand basin set within a vanity unit with mirror above, and a bath with electric shower over and glass screen. Window to the side aspect and a radiator.

Master Bedroom

3.74m x 3.65m (12'3" x 12'0")

A double bedroom with space for bedroom furniture, with a window to the rear aspect. Fitted with built-in double wardrobes incorporating a fixed dressing table and shelving.

En-Suite Shower Room

3.74m x 0.92m (12'3" x 3'0")

Fully tiled and fitted with a concealed cistern WC, wash hand basin within a vanity unit and mirror above. There is an electric shower with glass enclosure, heated towel rail, window to the side and extractor fan.

Bedroom Two

3.96m x 2.76m (13'0" x 9'1")

A further double bedroom with carpet underfoot, built-in wardrobe and window to the rear aspect.

Bedroom Three

3.70m x 2.50m (12'2" x 8'3")

A twin bedroom with carpet underfoot, built-in storage cupboard and windows to the front and side aspects offering views of Broad Haven bay.

Garage

6.25m x 3.15m (20'6" x 10'4")

With an up and over door, the garage benefits from power and lighting. A staircase leads to the main house, currently partitioned but capable of being reinstated.

External

The property is approached via a gated entrance leading to a tarmac driveway providing parking for approximately three vehicles and access to the garage. To the front is a lawned garden with a decked seating area and steps rising to the entrance. The rear garden is enclosed and incorporates a patio area with rear access.

Additional Information

We are advised that mains drainage, electricity and water are connected. Oil fired central heating. Leasehold with 999 year lease from 1966 (940 years remaining). Pembrokeshire County Council is the freeholder. Ground rent approximately £46 per annum.

Council Tax Band

E

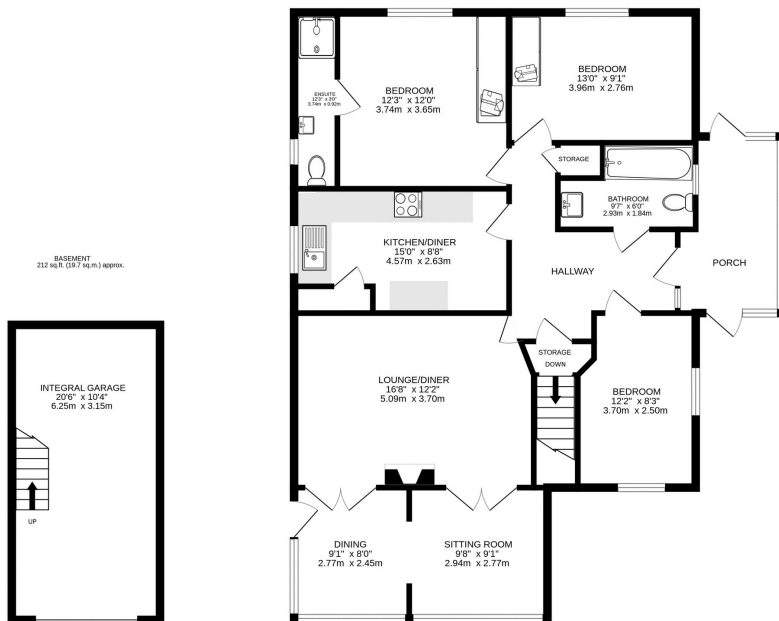
What3Words

///eyeliner.minority.soak





GROUND FLOOR
1153 sq ft. (107.2 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreps 1/2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	

EU Directive 2002/91/EC

England, Scotland & Wales

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.