

## Flat 6, The Coach House

Broad Haven | Pembrokeshire | SA62 3JW

OIRO: £249,950 | Leasehold | EPC: C





Bryce & Co are delighted to showcase this beautifully presented three-bedroom, two-bathroom apartment, set within a converted historic Coach House. Just a stone's throw from the renowned Broad Haven beach front, this property grants direct access to sandy shores and offers captivating coastal views.

Accessed via an external staircase to the first floor, the property welcomes you with a decked balcony area—ideal for al fresco dining or relaxation. Inside, the living area is filled with abundant natural light, complemented by elegant furnishings that create a luxurious yet comfortable space. The kitchen, seamlessly blending functionality with style, is equipped with all the essential amenities required for contemporary living. The apartment comprises three double bedrooms, each exuding character with features such as exposed oak beams that add a touch of historical elegance. The master bedroom benefits from a private en-suite shower room, while the family bathroom and the rest of the apartment continue the theme of exquisite presentation. Externally, the property offers a picturesque view over the private parking facilities and the meticulously maintained lawns stretching towards protected wetlands. Residents benefit from secure, gated parking, enhancing both convenience and security.

Located just a stone's throw from Broad Haven Beach, the apartment is ideally placed for enjoying the scenic views and immediate beach access. The local area is bustling with shops, pubs, and eateries, all within walking distance, making it an ideal spot for engaging with the vibrant local community and enjoying the seaside lifestyle. The village itself boasts a dynamic community, offering facilities such as a primary school, post office, grocery stores, and various hostelrys. While the area becomes a hub of tourism in the summer months, the Coach House apartments provide a secluded retreat, nestled away from the road yet close to the seafront, ensuring privacy and tranquillity.



## Living / Kitchen Area

5.96m x 4.47m (19'7" x 14'8")

This spacious area boasts oak effect vinyl flooring and windows to the fore aspect with a comfortable window seat, ideal for relaxation. It offers ample space for sofas and includes a TV point, enhancing the living experience. The kitchen is well-appointed with matching eye and base level units, worktops, a sink with draining board, plumbing for a washing machine, and a gas cooker with a double oven, all complemented by charming wooden panelling. The room features two radiators and an integrated storage cupboard for the boiler. A staircase leads to the first floor, adding to the area's functionality.

## Bedroom One

3.23m x 2.95m (10'7" x 9'8")

This principal bedroom is enhanced by oak effect vinyl flooring and offers tranquil water views from the rear-facing window. It includes wooden wall panelling with practical shelving above and a radiator, creating a cosy and inviting atmosphere.

## En-Suite

1.73m x 1.52m (5'8" x 5'0")

Adjoining the master bedroom, this en-suite bathroom features oak effect vinyl flooring, fully tiled walls for ease of maintenance, a sink with a vanity unit below and a mirror above, a WC, and a corner shower enclosed by a glass screen. An extractor fan ensures the area remains well-ventilated.

## Bedroom Two

3.51m x 2.64m (11'6" x 8'8")

This room is carpeted for comfort and features exposed oak ceiling beams, adding character. It includes a velux window, radiator, and wooden wall panelling with shelving above, offering additional storage space within the eaves.

## Bedroom Three

3.41m x 2.80m (11'2" x 9'2")

This room is carpeted and features exposed oak ceiling beams and a velux window. It includes a radiator and wooden wall panelling with shelving, providing ample storage space within the eaves.

## Bathroom

3.23m x 1.83m (10'7" x 6'0")

This bathroom is fitted with oak effect vinyl flooring and features stylish marble effect wall panelling. It includes a WC, a sink with a vanity unit below and a mirror above, a panelled bath with a shower head attachment, a heated towel rail, and a velux window. An exposed oak ceiling beam adds a touch of elegance.

## External Features

The property boasts a decked balcony area, ideal for al fresco dining or simply relaxing in the open air. It includes parking for two cars in the private residents' car park, which features gated access for added security. Located just a stone's throw from the renowned Broad Haven Beach, this residence offers immediate access to the sandy shores and picturesque views. Additionally, local shops, pubs, and eateries are all within a minute's walk, making it exceptionally well-situated for enjoying the vibrant local community and seaside lifestyle.

## Additional Information

This property is ideally suited for personal use or as a short-term holiday let. Pets are allowed subject to director approval. Heating is provided by LPG gas, with both gas and electricity being metered independently for each unit.

The property is currently listed on Airbnb and has proven successful, with rental rates ranging from £135 per night during the low season to £180 in the high season, highlighting its strong investment potential.

## Maintenance Charge

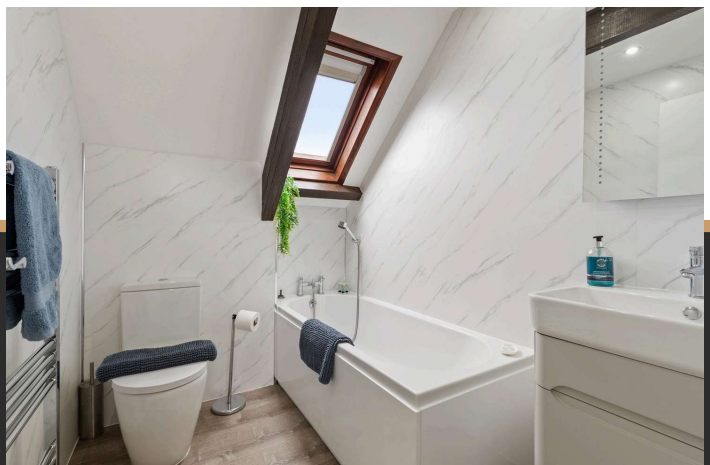
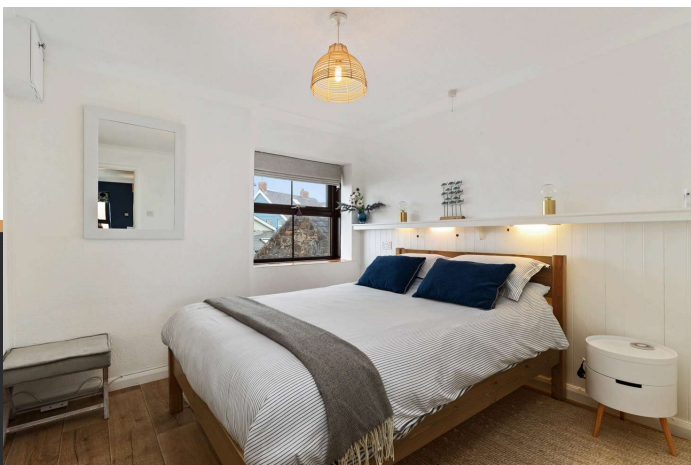
Each owner contributes £75 monthly to the Management Company fund, which is allocated towards general running costs and maintenance of the common parts. Further information regarding the management company is available upon request.

## Tenure

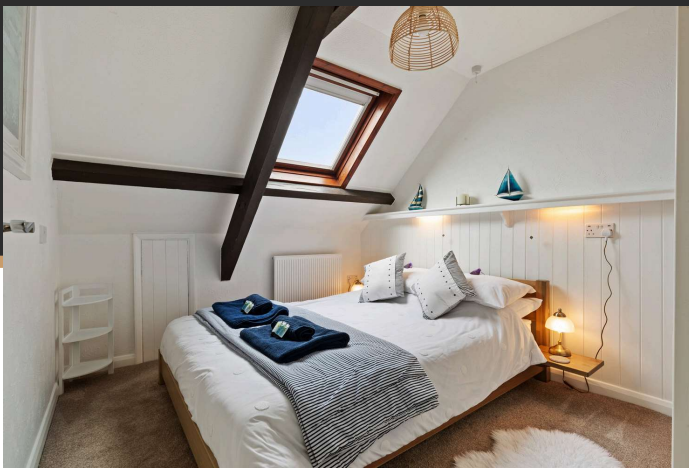
Leasehold approximately 980 years.

## Council Tax Band

C

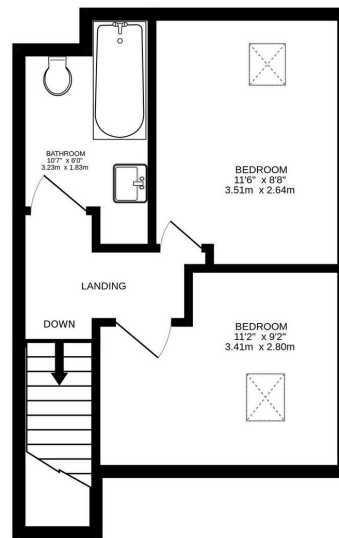
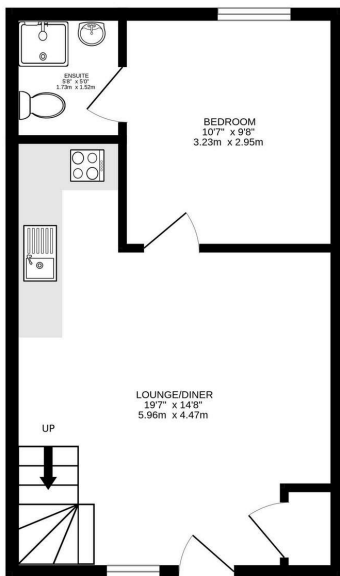






GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA - 679 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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