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4 Driftwood Close | Broad Haven Haverfordwest | Pembrokeshire | SA62 3JZ

EPC Rating – pending

Price: £499,950

Freehold

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Spectacular sea views

Quiet cul-de-sac comprising only 4 properties

3 bedroom detached bungalow

In need of some updating

Gardens, double garage and parking

Sought-after village centre location

Rarely do properties in this location come to market. In the same ownership for over 40 years it is easy to see the appeal of Driftwood Close, Broad Haven. This select cul-de-sac has only 4 properties and probably the best views in the village. Whilst the property does need some modernisation and updating, with such a unique setting and stunning views, this is one not to be missed.

Ask yourself - "When would a property become available here again?".

The accommodation benefits from oil fired central heating and double glazing and comprises entrance porch, entrance hall, lounge, kitchen, utility room, 3 bedrooms, family bathroom and shower room/wc. Externally there are lovely gardens, ample parking and integral double garage.

Situated in an unique, elevate and iconic position on the edge of the sought-after village of Broad Haven, within a short stroll of Broad Haven beach, one of the safest and most attractive beaches in the Pembrokeshire National Park in the popular holiday village and the spectacular surrounding coastline along the Pembrokeshire Coast National Park, is an area of outstanding natural beauty. The village has local amenities such as primary school, shops and pub/restaurant. Broad Haven is approximately 6 miles west of the larger town of Haverfordwest offering a range of shops and local amenities. Also easily accessible is the nearby village of Little Haven, the Pembrokeshire Coast Path and lovely rural walks that can end with a good meal in a variety of excellent village inns. The county town of Haverfordwest, with all its shops, good schools and college, hospital, library, cinema, sporting and other leisure facilities is just 6 miles distant, with water sports and challenging golf courses aplenty. Slightly further afield in the car are Solva, St. Davids, the Preseli Hills, Llys Y Fran Reservoir and a whole range of other Blue Flag beaches and attractions.

FBM highly recommend viewing to appreciate the location of the property so call us on 01437 762233.

Entrance Porch

Hardwood wooden door to side, glazed window to front, tiled flooring, ceiling light, step up and glazed door into:

Entrance Hall Laminate flooring, double glazed wooden window to rear, steps up lobby area, radiator, ceiling coving, ceiling light.

Inner Hallway Window to rear, ceiling light, smoke detector, radiator, laminate flooring, shelved airing cupboard housing hot water tank, doors to bedroom 1, bedroom 2 and family bathroom.

Lobby Area Laminate flooring, door to lounge, access to loft space, door to kitchen, door to shower room/wc, door to bedroom 3.

Lounge **21' x 17'9" (6.4m x 5.4m)**
Double glazed sliding patio doors to front with sea views, laminate flooring, double glazed window to side, two radiators, six wall lights, stone fireplace (open chimney) with tiled hearth and electric fire fitted and wooden mantle over, tv point, telephone point.

Kitchen **10'10" x 10'2" (3.3m x 3.1m)**
Wooden glazed window to side overlooking garden, range of wall and base units with inset sink and drainer, space and plumbing for dishwasher, surface mounted electric hob, eye-level electric oven, tiling to walls, radiator, ceiling light, part tiled floor, purpose-built shelved larder with marble slab, breakfast bar, tv point, telephone point. door to:

Utility Room **7'10" x 7'3" (2.4m x 2.2m)**
uPVC double glazed door to rear, uPVC double glazed window to side, wall and base units with worktop over and inset ceramic sink and mixer tap, space and plumbing for washing machine, space for large fridge/freezer, tiled floor.

Bedroom 1 **16'8 x 10'11 (5.08m x 3.32m)**
Large glazed window to fore with views, carpeted, ceiling light, radiator, ceiling coving, built-in storage cupboards with rails and shelving, tv point, telephone point.

Bedroom 2 **16'8 x 12'7 (5.08m x 3.84m)**
Double aspect with uPVC double glazed window to front and wooden double glazed window to side, carpeted, ceiling light, radiator, built-in storage with sliding mirrored doors, hanging rails and shelving, tv point, telephone point.

Bedroom 3 **10'8" x 9'9 (3.25m x 2.96m)**
Glazed wooden window to rear, laminate flooring, radiator, ceiling light, built-in storage cupboards with hanging rails and shelving, tv point, telephone point.

Family Bathroom **18'1" x 8'2" (5.5m x 2.5m)**
Wooden obscure glazed window to rear, corner bath with Mira shower over, wc, wash hand basin in large vanity unit with storage under, vinyl floor, radiator.

Shower Room/WC **6'7" x 6'3" (2m x 1.9m)**
Wc, wash hand basin in vanity unit with storage under, corner shower cubicle with wall mounted shower, wall mounted cabinet with light, extractor, tiled flooring, part tiling to walls, chrome towel radiator, ceiling light.

Garage **27'3" x 20'8" (8.3m x 6.3m)**
Double garage with electric up and over door, ceiling lights, Worcester oil fired boiler, shelving and worktops, door leading to staircase up to ground floor.

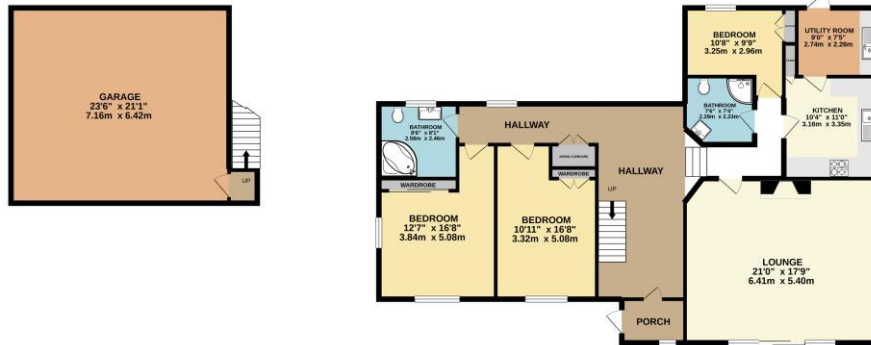
Room 1 Accessed via wooden ladder from lobby area, ceiling lights, velux window.



BASEMENT
506 sq.ft. (47.0 sq.m.) approx.



GROUND FLOOR
1418 sq.ft. (131.7 sq.m.) approx.



TOTAL FLOOR AREA: 1924 sq.ft. (178.7 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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Externally

The gardens of 4 Driftwood Close are a lovely addition to the property. The mild coastal climate means that the enclosed rear garden, which is laid to lawn has such delights in its borders as apple and pear trees, roses, Hydrangeas, Arum Lily, honeysuckle and geranium. There is a small patio outside the back door with mature trees providing privacy to the rear. The garden slopes down with gated access onto the driveway and adjacent to the garage. A further side pedestrian gate leads to the front garden and the patio. There are steps up to the front door with lawn to one side and borders with, amongst other things lady's mantle, roses and lavender. The property is approached over a tarmac driveway with ample parking and turning space. Outside tap.

Directions

From Haverfordwest take the B.4341 to Broad Haven. After approximately 6 miles enter the village and make your way onto Enfield Road, keeping the sea on your right hand side, passing the Galleon public house. Proceed up Settlelands Hill and take a sharp left turn onto Walton Road and then left again into Driftwood Close. No. 4 will be found at the end of the cul-de-sac.

Special Notes

Local Authority - Pembrokeshire County Council.

Council Tax - Band F.

Services - Mains electricity, water and drainage. Oil central heating.



Important Note We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © FBM Estate Agents Limited September 2010.



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