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Estate & Letting Agents

Sandyke Road, Broad Haven

3 Bedrooms I 1 Reception I 2 Bathrooms

Asking Price £210,000



- Sought-after coastal village location in Broad Haven
- Beautifully presented throughout and ready to move into
- Spacious lounge and generous kitchen/dining room
- Three well-proportioned bedrooms plus versatile attic room
- Ground floor cloakroom and useful utility room
- Attractive, low-maintenance garden with patio, decking and lawn area



*****An ideal family home offering more space than expected, including a versatile attic room, modern family accommodation and a sought-after coastal village location*****

Perfect for first-time buyers looking to take their first step onto the property ladder, or families looking for more space. This beautifully presented home on the sought-after Sandyke Road, Broad Haven offers a superb blend of space, style and coastal living. Boasting a bright and inviting lounge, a spacious kitchen/dining room ideal for entertaining, together with a useful utility room and ground floor cloakroom, the property has been thoughtfully arranged to suit modern lifestyles.

Upstairs, three well-proportioned bedrooms are complemented by a contemporary family bathroom, while an additional converted attic room provides flexible extra space for home working, hobbies or occasional guest use. Throughout, the property is well maintained and neutrally decorated, creating a home that is ready to move into and enjoy from day one.

Located within easy reach of Broad Haven's stunning beach, local amenities and popular coastal walks, this is an excellent opportunity to secure a stylish family home in one of Pembrokeshire's most desirable seaside villages.






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PARIS



Kitchen Diner: A spacious kitchen diner, thoughtfully designed to provide both practical cooking space and a generous area for family dining. A rear-facing window allows for plenty of natural light, enhancing the bright and airy feel. The kitchen area offers an efficient U-shaped configuration with ample workspace, while the dining section comfortably accommodates a large table and chairs.

Lounge: A bright and spacious reception room offering a comfortable and versatile living space. Filled with natural light from the large front facing window and glazed door, the room enjoys an open and airy feel throughout. A focal point fireplace enhances the character of the space. An ideal setting for both everyday living and entertaining.

WC: A conveniently located ground floor cloakroom comprising a compact yet practical layout. Finished with contemporary wall tiling and neutral décor, the space is bright and well maintained throughout.

Utility Room: A practical utility room providing valuable additional workspace and storage, with natural light from a rear-facing window and direct external access. Ideal for laundry and household tasks, enhancing the everyday functionality of the home.

First floor

Master Bedroom: A spacious principal bedroom enjoying a bright and airy feel, enhanced by a large window providing excellent natural light. The room offers generous floor space for a range of furniture configurations and benefits from fitted storage. Finished in neutral tones, this comfortable double bedroom provides an ideal retreat within the home.

Bedroom 1: A bright and comfortable bedroom benefiting from a large window that allows for excellent natural light. Well-proportioned and versatile, the room offers space for a range of furniture layouts and is ideally suited as a double bedroom, child's room or home office. A pleasant and adaptable space finished in light, neutral tones.

Bedroom 2: A good sized, versatile bedroom benefiting from a rear facing window that provides good levels of natural light. Offering ample space for bedroom furnishings, the room is ideally suited as a child's bedroom, guest room or home office.

Family Bathroom: A modern family bathroom fitted with a contemporary three-piece suite. The room benefits from a bath with shower over, offering flexibility for both everyday family use and convenience. Finished with stylish wall tiling and complemented by a frosted window providing natural light and privacy, this bright and functional space is well suited to modern living.

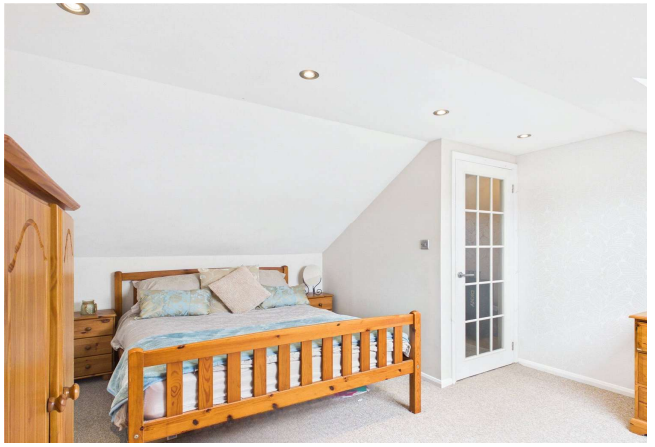
Second Floor

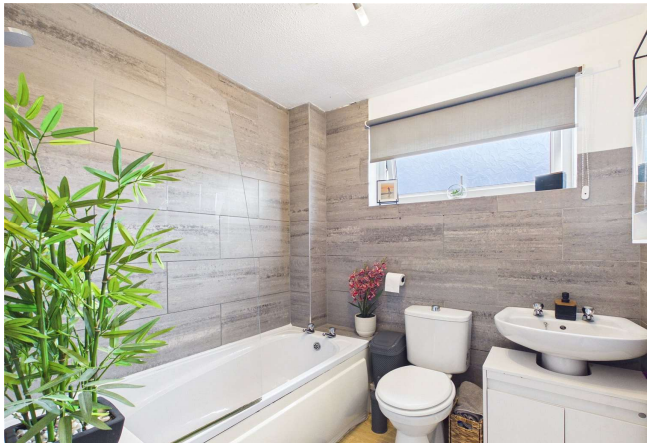
Attic Conversion: A generous converted attic space offering a versatile additional reception area with a bright and airy feel. Benefiting from a rooflight window and recessed ceiling lighting, the room enjoys excellent natural light and a spacious atmosphere. This flexible area is well suited to a variety of uses such as a home office, hobbies room, dressing room or occasional guest space. **Please note, this room does not have the necessary building regulation approval to be marketed as a bedroom.**

Externally: The property further benefits from a well-maintained garden, thoughtfully arranged with a combination of patio, decking, lawn and gravelled areas, creating a versatile outdoor space ideal for relaxing, entertaining and family enjoyment.

Additional Information:

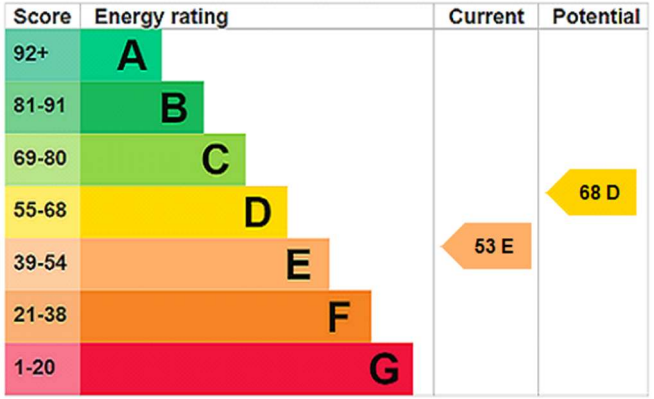
Services:
Water: Mains
Electric: Mains
Drainage: Mains
Oil Central heating
Council Tax Band: C
Viewing by appointment only
Please note there is a local restrictive covenant on this property.











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