

# Offers In Excess Of £350,000



Portfield Gate has always been popular because of its ease of access to both the County town of Haverfordwest and the sprawling sandy beach of Broad Haven. So when a property in this area, with this potential, hits the market, interest is guaranteed.

The property offers spacious family accommodation comprising lounge, kitchen, large bathroom and three double bedrooms. Outside is a large driveway, detached garage and private garden, perfect for outdoor entertainment. There is potential for significant extension (STPP), perhaps a loft conversion to really take in the views towards the Preseli Mountains.





Covering the whole of Pembrokeshire from offices in Haverfordwest and Milford Haven.

www.rklucas.co.uk

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# Entrance porch 12'6" x 5'0" (3.82 x 1.53)

Convenient entrance porch with uPVC inner door leading to hallway.

Tiled flooring, window to front

#### Hallway 13'10" x 5'6" (4.22 x 1.70)

Fitted carpet, fitted storage cupboard, radiator

# Lounge 25'0" x 12'11" (7.63 x 3.95)

Light and spacious family lounge with french doors to front and rear, fitted carpet, 2 x radiators.

Fitted carpet, fire surround with electric fire within.

## Separate wc 7'4" x 2'10" (2.24 x 0.87)

Low flush wc, pedestal handbasin, vinyl flooring

# Kitchen 14'11" x 10'5" (4.55 x 3.19)

An array of base and wall units with contrasting work surface, tiled flooring, plumbing for washing

#### Rear Porch/utility

With door to garden.

# Bathroom 10'5" x 7'10" (3.19 x 2.40)

Sizeable bathroom with panelled bath, shower cubicle with shower above, low flush wc, tiled flooring, upvc window, towel radiator

# Master bedroom 12'2" x 11'10" (3.71 x 3.61)

Rear facing double bedroom with dual aspect windows, radiators fitted carpet.

### Bedroom 2 12'0" x 10'5" (3.66 x 3.19)

Front facing double bedroom with window to front, radiator, fitted carpet.

# Bedroom 3 12'1" x 10'5" (3.70 x 3.19)

Front facing double bedroom with upvc window, radiator and fitted carpet

Plentiful off-road parking is available to the front in addition to the attached garage.

There are gardens to the front and rear with the bulk of the ground is to the rear, together with a patio area.

# Additional

Services: Mains water, electricity and drainage. LPG gas heating

Council Tax Band: F

Pembrokeshire County Council

Viewings strictly by appointment with RK Lucas & Son subject to Covid Regulations.

We would ask that interested parties call the office to discuss the property before making an appointment to view























### **Ground Floor**

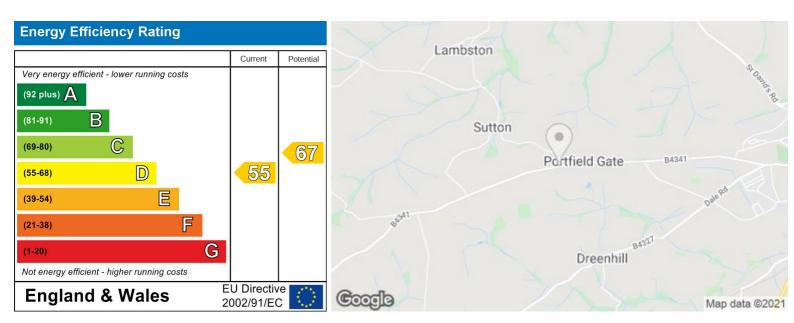


Total area: approx. 118.5 sq. metres (1275.4 sq. feet)

For illustration purposes, do not scale.

Plan produced using PlanUp.

From our Haverfordwest office continue up High Street and onto Dew Street. At the traffic lights keep to the middle lane and take the right turn onto Albert Street, keeping left towards Portifeld and Tesco. Stay on this road towards Broad Haven. Portfiled Gate is approximately a mile on. There will be a fork to the right towards to Sutton, continue straight on and the property will be found on the right hand side with our board outside



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.