

Dallas, Portfield Gate, SA62 3LS



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.



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

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01437 762538 01646 695713



RICS





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 etc.

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

Outside

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





See even more photos on our website
www.rklucas.co.uk



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 Portfield and Tesco. Stay on this road towards Broad Haven. Portfield Gate is approximately a mile on. There will be a fork to the right towards Sutton, continue straight on and the property will be found on the right hand side with our board outside

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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