



## 6 Atlantic Drive

Broad Haven | Haverfordwest | SA62 3JA

OIRO: £135,000 | Freehold | EPC: D



Bryce & Co are delighted to present 6 Atlantic Drive, a charming first-floor two-bedroom apartment, offering panoramic sea views in the sought-after village of Broad Haven. Although requiring some modernisation, this apartment, situated just a short walk from the iconic Broad Haven beach, presents an exceptional investment opportunity.

Residing on the first floor within a collection of three apartments, entry is facilitated via a communal stairwell. The entrance hallway, spacious and welcoming, features integrated storage solutions, optimising the available space. The property includes a generously sized kitchen equipped with a range of matching units and ample worktop space for functionality. The living room, bathed in natural light from windows to the side and fore, leads to a balcony area, perfect for enjoying a glass of wine while taking in the sea views. Additionally, the apartment offers two well-proportioned bedrooms and a bathroom.

Externally, communal patios adorned with shrubs, plants, and benches offer outdoor relaxation. The apartment benefits from an allocated parking space, and a children's play area is located nearby, enhancing outdoor living. Just a short stroll away is the renowned Broad Haven beach, surrounded by a variety of shops, pubs, and eateries, with the comprehensive amenities of Haverfordwest just five miles away.



### Entrance Hallway

Vinyl oak-effect flooring, built-in storage, and an electric storage heater make for a welcoming entryway.

### Kitchen

**3.92m x 2.90m (12'10" x 9'6")**

Vinyl flooring, matching eye and base level units, electric oven, Indesit stove with extractor hood, double sink, and plumbing for a dishwasher and washing machine. Integrated storage and a window to the side aspect add to its functionality.

### Lounge

**4.41m x 3.59m (14'6" x 11'9")**

With oak-effect vinyl cushioned flooring, an electric storage heater, window to the side aspect and large window with glass door leading to the balcony area, enjoying stunning sea views.

### Bathroom

**2.15m x 1.74m (7'1" x 5'9")**

Fitted with vinyl flooring, this space includes a bath with an electric shower overhead, wc, sink, and an extractor fan, plus a window to the fore aspect.

### Bedroom One

**3.90m x 3.60m (12'10" x 11'10")**

This room, carpeted for comfort and equipped with an electric storage heater, comes with built-in storage and a window to the fore offering sea views.

### Bedroom Two

**3.59m x 1.96m (11'9" x 6'5")**

Carpeted and equipped with an electric storage heater, this bedroom has built-in storage and a window to the fore with views of the sea.

### External

A communal stairwell provides access to the first floor, with an exterior steel stairwell leading to the rear door. Communal patios, adorned with shrubs, plants, and benches, an allocated parking space, and a nearby children's play area enhance outdoor living. Broad Haven beach, shops, pubs, and eateries are within walking distance, with Haverfordwest's comprehensive amenities just 5 miles away.

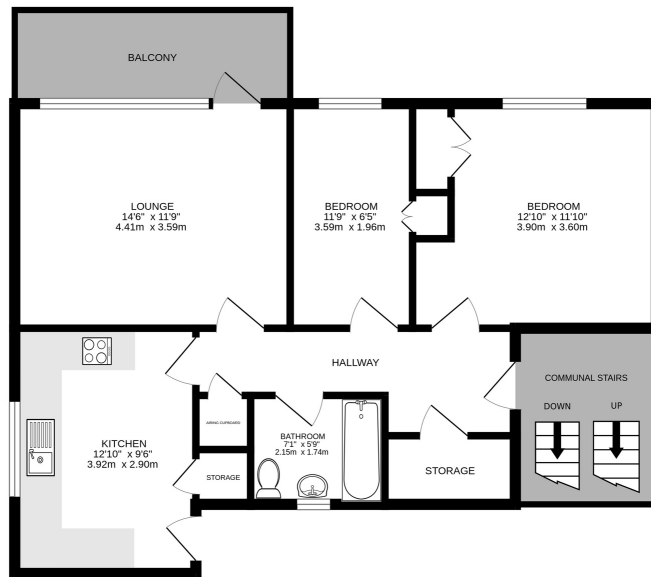
### Additional Information

Mains drainage and electricity. Storage heaters. Further information regarding freehold and building maintenance is available upon request.





GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.  
 Made with Metropix (2021)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		63	75

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