

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F'
CFH/AMA/10/23/TakeOnDraft

We would respectfully ask you to call our office before you view this property internally or externally.

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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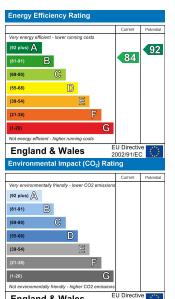


8 Augusta Way, St Davids, Pembrokeshire, SA62 6NQ

- Detached Contemporary Bungalow
- Four Double Bedrooms
- Vaulted Ceilings
- Integral Garage
- Gas Central Heating
- Popular Coastal Location
- Open plan Living and Dining Room
- Beautifully Presented
- Off Road Parking
- EPC B

Offers In Excess Of £500,000

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The Agent that goes the Extra Mile





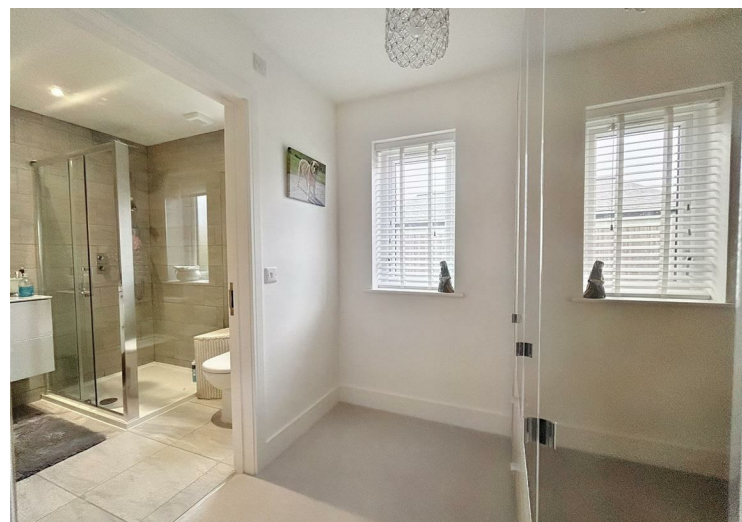
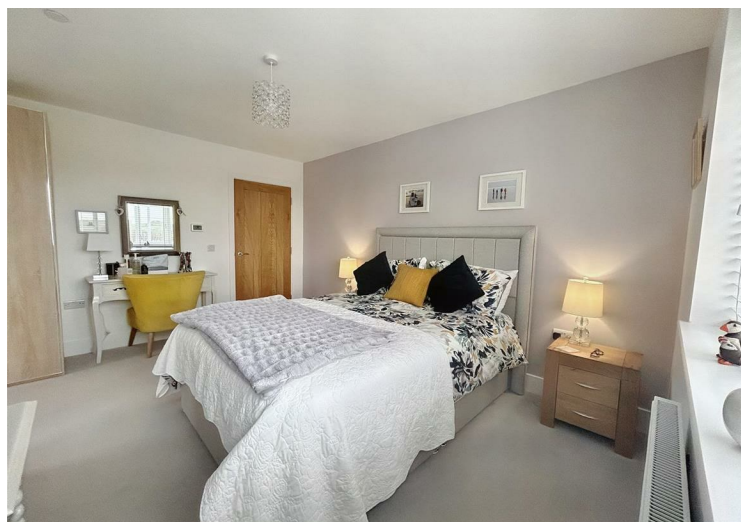
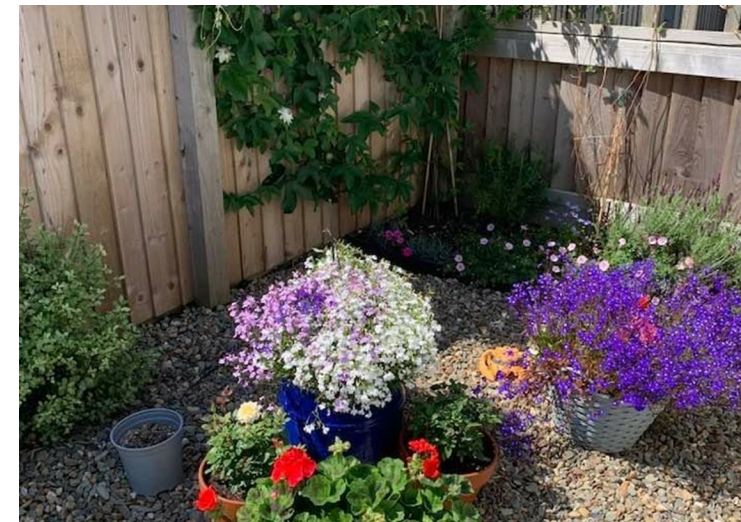
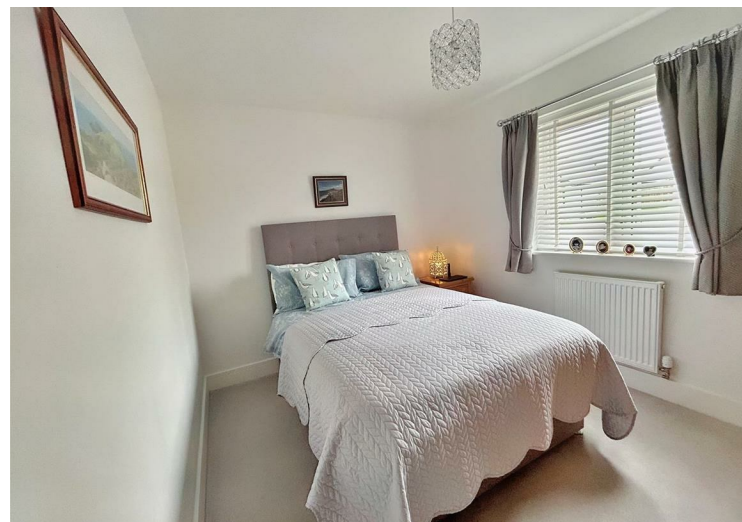
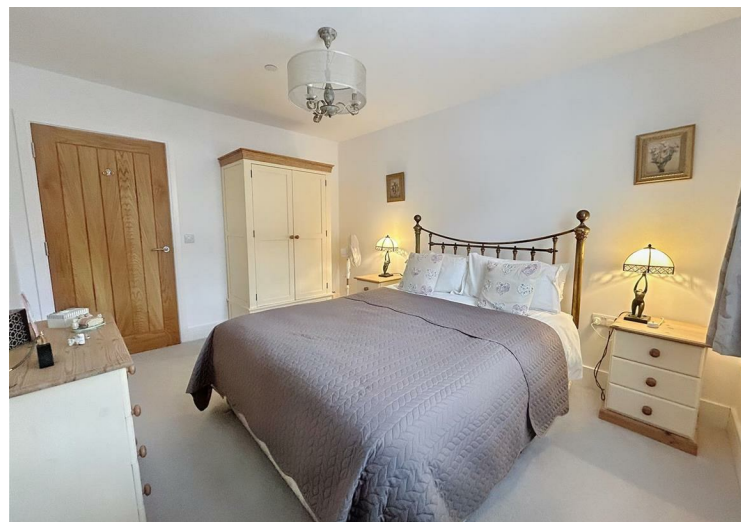
A fantastic opportunity to acquire a detached, contemporary bungalow on the outskirts of the Cathedral City of St Davids with views over Carn Llidi that can be enjoyed from the comfort of the living room.

Accessed through a welcoming Entrance Hallway with modern composite door, the layout briefly comprises of a Lounge/Dining Room with a feature half-vaulted ceiling and bi-fold doors enjoying the views over Carn Llidi, a Kitchen equipped with fitted units, an oak work surface and integral appliances, a Utility Room with a doorway leading through to the Integral Garage. There are Four Double Bedrooms, one benefitting from En-Suite facilities, and a Family Bathroom with separate shower unit. There are two built-in cupboards and access to the loft provides further storage space. The property is served by double glazing and gas central heating.

Externally, there is a block-paved driveway to the front of the property that provides ample off-road parking for up to 3 vehicles. To the rear there is an enclosed garden with patio areas and shed.

Viewing is highly recommended to appreciate the potential of this property!

St Davids is a popular Cathedral City situated on the North Pembrokeshire Coastline, some 15 miles North West of the County Town of Haverfordwest. Renowned for its Cathedral and Bishops Palace, St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Banks, Doctors and Dentists surgeries, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops and a Supermarket etc.



DIRECTIONS

From Haverfordwest exit the town on the St Davids Road and continue on this road for approximately 14 miles. As you enter St Davids you will go over some speed bumps, passing the school on your right. At the mini roundabout take the third exit and continue to the end of this road. Turn left onto the A487 then take the first left into Augusta Way. No.8 is on the right hand side. What3Words collects.plugin.awestruck

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.