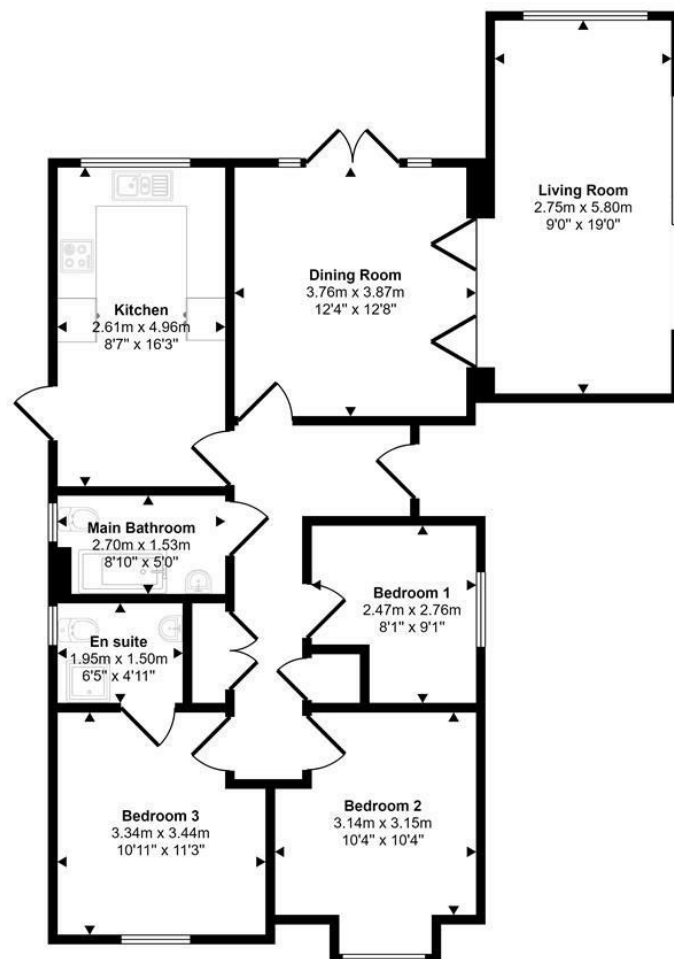


Approx Gross Internal Area  
94 sq m / 1007 sq ft



Floorplan

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. Icons 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 'E'

CFH/AMA/10/23/TakeOn

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

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

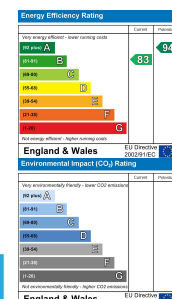


## 9 Augusta Way, St Davids, Haverfordwest, Pembrokeshire, SA62 6NQ

- Detached Contemporary Bungalow
- Beautifully Presented
- Three Bedrooms
- Ample off Road Parking
- Double Glazing
- Sought After Coastal Location
- Open Plan Living and Dining Room
- En-suite
- Gas Central Heating
- EPC: B

Guide Price **£450,000**

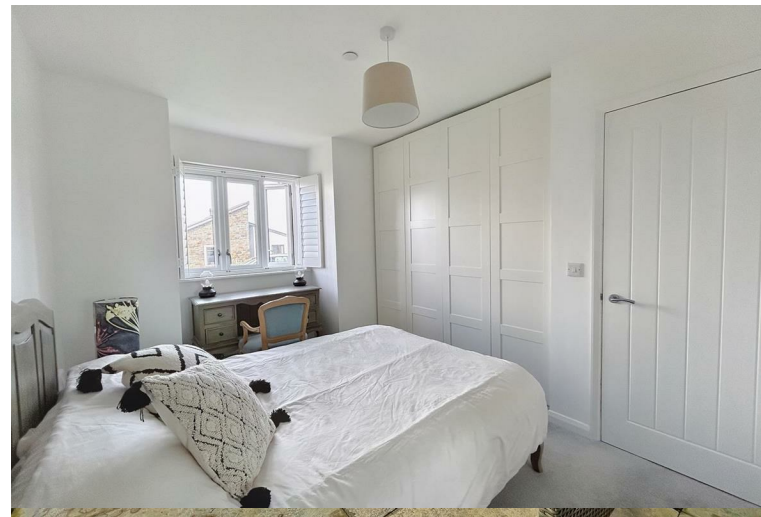
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**The Agent that goes the Extra Mile**





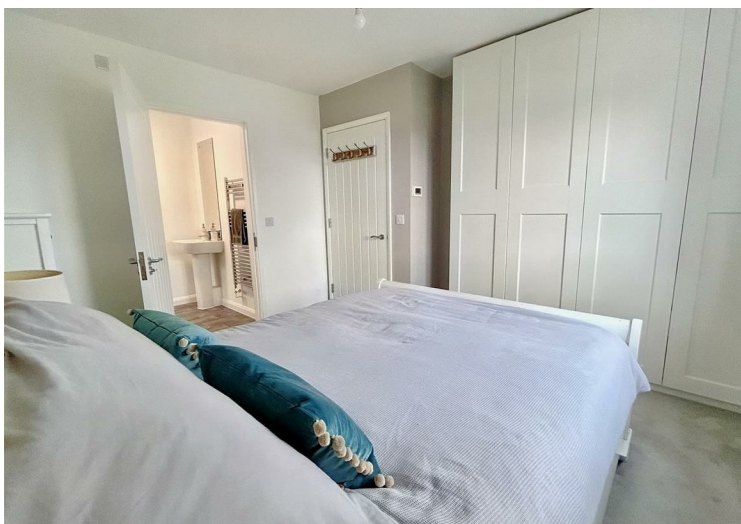
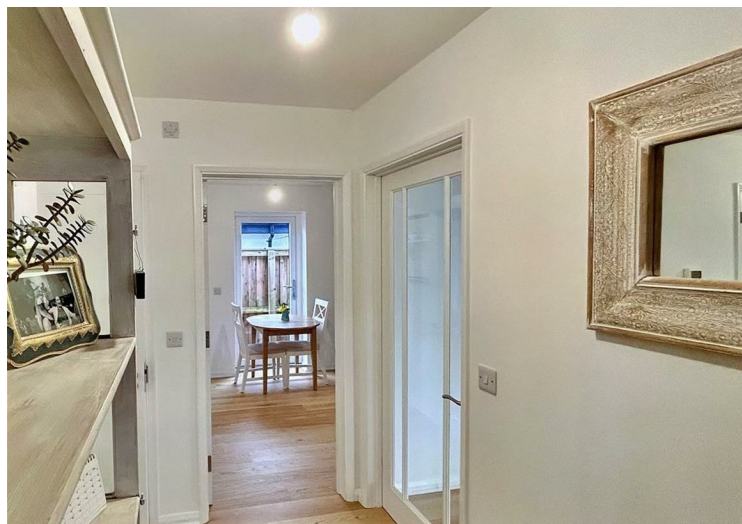
A fantastic opportunity to purchase a beautifully presented, detached, contemporary bungalow, on the outskirts of the Cathedral City of St Davids with partial views over Carn Llidi & Penberry mountains. The property is very versatile and could suit many buyers from a family just starting out or for a couple who are looking to future-proof their next move.

Situated at the end of a cul-de-sac, the property is accessed through a welcoming Entrance Hallway with a modern composite door. The layout briefly comprises a Dining Room with French doors that lead you to a patio area, perfect for alfresco dining. The garage has been converted into a lounge with bi-folding oak doors, also offering access into the L-shaped south and westerly-facing garden, a Kitchen/Diner equipped with fitted units, an oak effect work surface and integral appliances. The living areas fitted in October 2023 with oak-engineered flooring and the bi-fold doors allow for the living/dining to be enjoyed as an open plan space or separated off for cosy evenings. There are Three Double Bedrooms, one benefitting from En-Suite facilities, and a Family Bathroom. Access to the loft provides further storage space. The property is fitted with double glazing and benefits from 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 three vehicles. To the rear, there is a private south and west-facing garden, mainly laid to lawn with a patio area, perfect for the new owners to create their dream space, whether it's a vegetable plot or just having a wonderful garden for the children or dog to play in, this property can offer it all.

Viewing is highly recommended to fully appreciate all this property has to offer.

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.9 is on the left hand side. What3Words collects.plugin.awestruck

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.