

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas Central Heating

TAX Band E

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

CFH/AMA/04/24/OK EJJ

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

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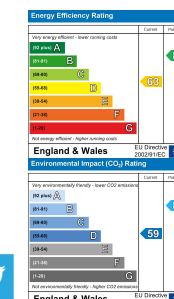


16 Maes Dyfed, St Davids, Haverfordwest, Pembrokeshire, SA62 6SR

- No Chain
- Three Bedrooms
- Off Road Parking
- Gardens Front & Rear
- Gas Central Heating
- Semi-Detached Bungalow
- Two Reception Rooms
- Garage
- Double Glazing
- EPC Rating D

Price £280,000

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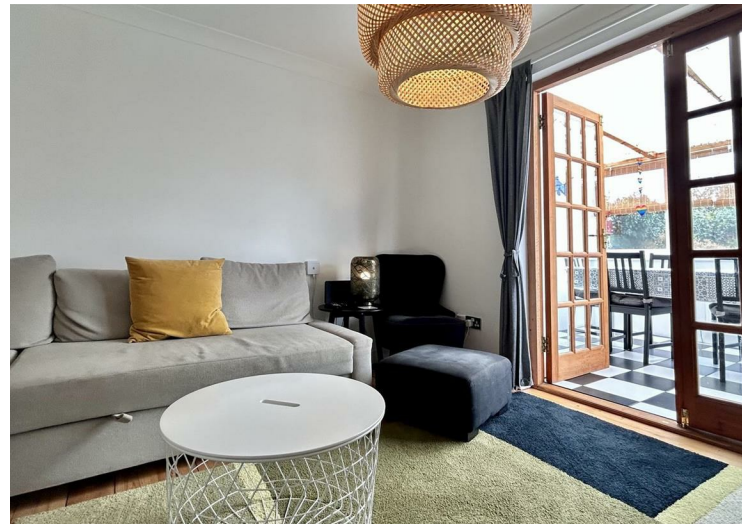
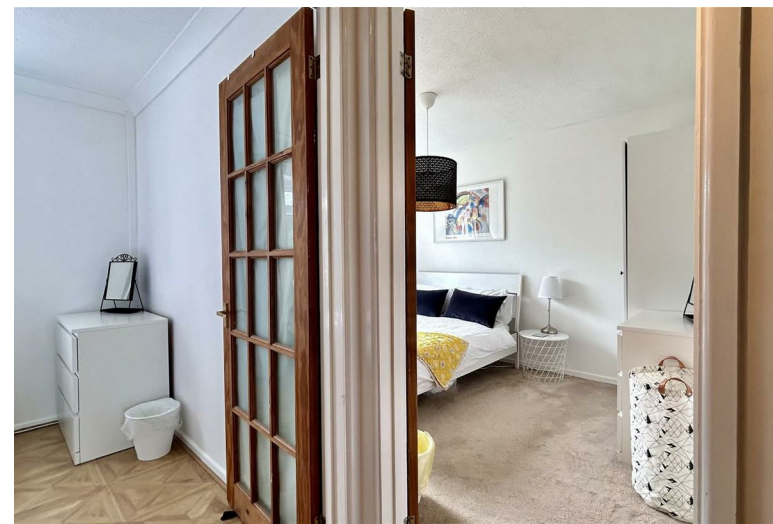


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The Agent that goes the Extra Mile





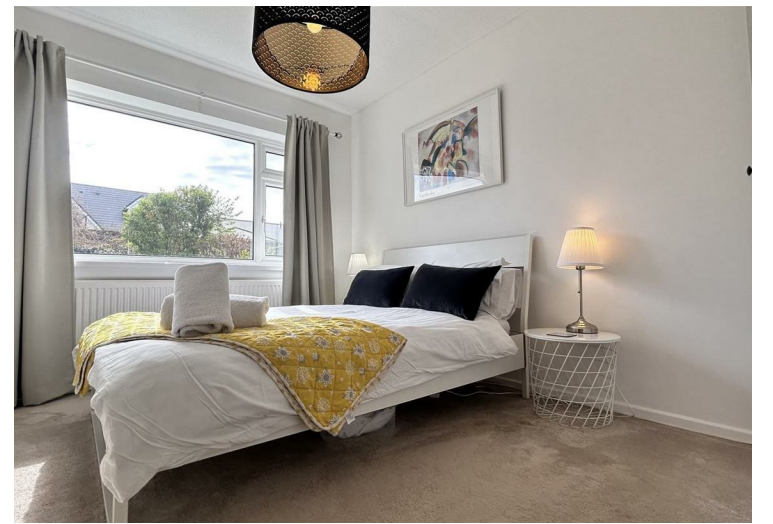
A well presented semi detached bungalow located just a short walk from the centre of St Davids and town amenities, this semi-detached property would make an ideal home or investment.

The accommodation comprises of hallway, living room, conservatory/dining room, three bedrooms, kitchen and a family bathroom. Property benefits from double glazing and gas central heating. (Boiler replaced in July 2022)

Externally, the property is accessed via a driveway, offering ample off road parking and leads to a single garage, with lawned garden adjacent. The garage has power and light supply and has been divided into two storage rooms, however, the partition could be removed so it can be used for parking. The enclosed rear garden has a paved patio and seating area, a perfect place for outside dining, and steps leading to the lawn which is bordered by a variety of mature shrubs and plants,

St Davids is a popular Cathedral City which is situated on the North Pembrokeshire Coastline some fifteen miles or so North West of the County and Market Town of Haverfordwest. St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops, Supermarket, Doctor's and Dentists's surgeries, Pharmacy etc.

Renowned as Britain's smallest city, at the heart of which stands the historic Cathedral and ruined Bishops Palace, St Davids is a vibrant coastal community, situated on the most westerly tip of Wales. Lying within the Pembrokeshire Coast National Park, St Davids is a focal point on one of the most spectacular and unspoilt coastlines in the country, famous for the coastal path, with an abundance of wildlife.



DIRECTIONS

From Haverfordwest take the Main A487 road south-west for some 16 miles and on entering St Davids, proceed around the one way system which progresses on to New Street. Follow the road along and then turn left into Maes Dyfed. Follow the road round a left & right-hand bend, and continue to the end of the cul-de-sac where you will find the property on your right-hand side. What3words: frog.confetti.chambers

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