

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.

TAX: Band E

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

CFH/AMA/03/06/DRAFT

These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

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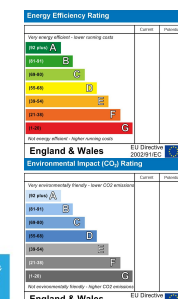


## 67 New Street, St. Davids, Pembrokeshire, SA62 6SW

- DETACHED BUNGALOW
- GARDENS FRONT & REAR
- THREE DOUBLE BEDROOMS
- DESIRABLE LOCATION
- KITCHEN BREAKFAST ROOM
- CENTRE OF ST DAVIDS
- GARAGE & DRIVEWAY PARKING
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- EPC RATING TBC

Price £420,000

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**The Agent that goes the Extra Mile**







This charming detached bungalow set within 0.27 acres approx is situated in the heart of St Davids, which is known as Britain's smallest city. The property boasts generous rooms and gardens, making it perfect for a family home, retirement or a holiday retreat.

The well-maintained accommodation includes porch, a generous hallway designed for disabled access, dual-aspect lounge, kitchen breakfast room, conservatory with double doors opening to the garden, bathroom, and three bedrooms. Additionally, there is a convenient utility area with plumbing for a washing machine at the rear of the garage. The property is equipped with gas central heating and double-glazing.

Outside, there is a garage and off-road parking space for approx 5 - 6 vehicles. The front garden features a lawn with mature hedge and shrub borders, extending around the side of the bungalow to the spacious rear garden, which includes lawn areas, flower beds, shrubs, and trees. There is potential for an additional plot or a granny annex, subject to the relevant planning permission.

St Davids is a popular Cathedral City located on the North Pembrokeshire Coastline, approximately 15 miles from the County Town of Haverfordwest. The city offers various amenities such as schools, chapels, banks, doctors' and dentists' surgeries, public houses, restaurants, hotels, art galleries, gift shops, and a supermarket. The renowned Pembrokeshire coastline and coastal footpath are just minutes away, providing easy access to beautiful beaches and harbour coves, including Caerfai Bay.



**DIRECTIONS**

From our office in Haverfordwest, take the A487 to St David's. Go straight ahead at the mini-roundabout, follow the road down the High St, and bear right at Cross Sq. Continue down Nun St, turn right into New St and the property can be found on your right-hand side.

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