

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.  
Mains Water, Mains Drainage, Mains Gas  
HEATING: Gas Central Heating  
TAX: Band G

CFH/AMA/09/24/okcfh  
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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

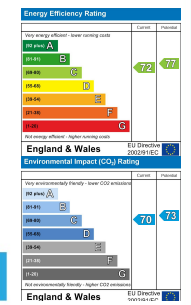
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

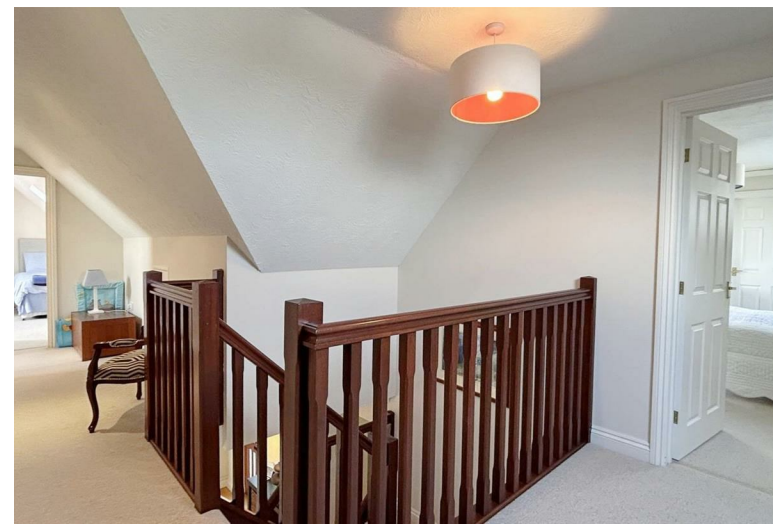
### Hafan Hedd Maes Elfed, St Davids, Haverfordwest, Pembrokeshire, SA62 6QE

- Detached Dormer Bungalow
- Integral Garage and Driveway Parking
- Gas Central Heating
- Bathroom and Two En-Suites
- Edge Of Cathedral City
- 4/5 Bedrooms
- Sought-After Location
- Double Glazed
- Garden and Patio
- EPC Rating: C

Offers In Excess Of £550,000

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





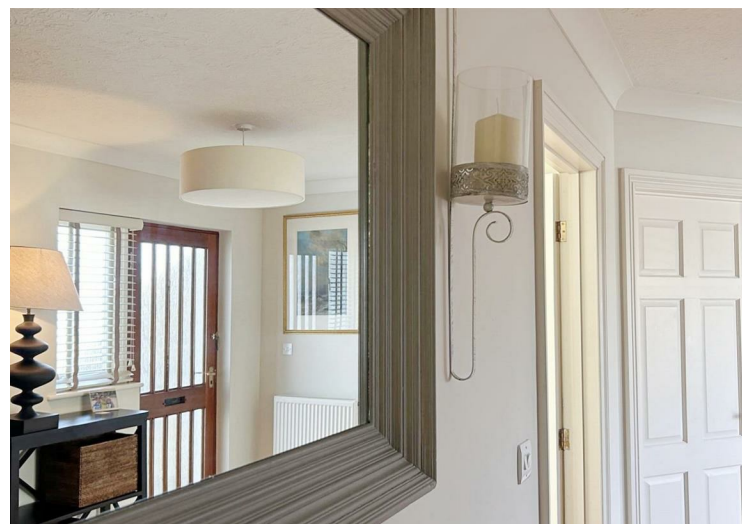
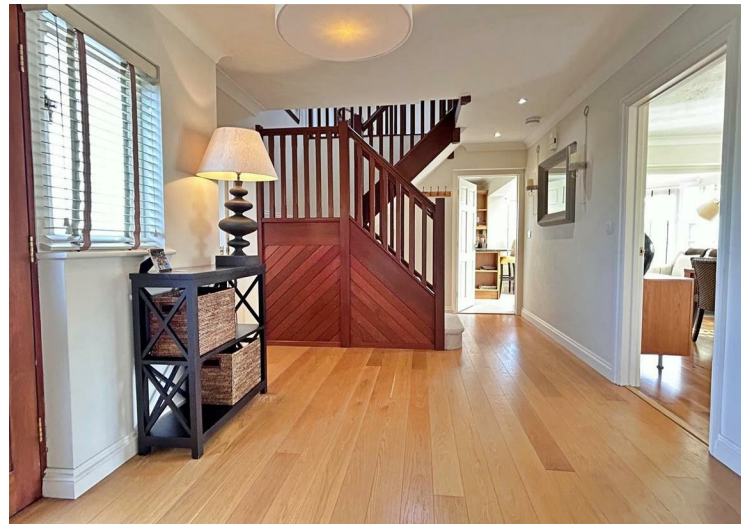
A detached dormer bungalow, set in a sought-after development on the edge of the City of St Davids. This well-presented property was built to a high standard and is within walking distance of all the amenities of St Davids, as well as the coastal path at Caerfai.

The accommodation comprises an entrance hallway, cloakroom/WC, a reception room which could be a snug/study/bedroom five, a kitchen, utility room, dining room, conservatory, lounge with feature fireplace and bedroom with ensuite on the ground floor. The First floor offers a linen cupboard, a master bedroom with an en-suite shower room, a family bathroom, and two further bedrooms. The property also benefits from double glazing and gas central heating,

Externally to the front of the property, a tarmac driveway provides ample off-road parking, in addition to the integral garage. The enclosed garden has a paved patio seating area and a lawn, with some established shrubs and trees.

St Davids is a popular Cathedral City; situated on the North Pembrokeshire Coastline some fifteen miles or so northwest of the County and Market 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, a Bank, Doctors' Surgery, Dentist, Pharmacy, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops and a Supermarket etc.

The beautiful Pembrokeshire Coastline is close by and within easy reach are the beaches and coves of Caerfai, Porthclais, Whitesands, Solva and Abereddy. Maes Elfed is a select development set in a sought-after position on the edge of St Davids, being within walking distance of the centre of the 'smallest city' and also to the sandy cove at Caerfai. This property enjoys stunning views across St Brides Bay,



### DIRECTIONS

From Haverfordwest, take the A487 towards St Davids, passing through Simpson Cross, Roch, Newgale and Penycwm. Proceed through Solva and follow the road up the hill and continue to St Davids. On entering St Davids go past Ysgol Penrhyn Dewi School, then turn first left into Anchor Drive, then first left into Maes Elfed. The property will be on your right hand side. What3words ruffling.petulant.translated

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