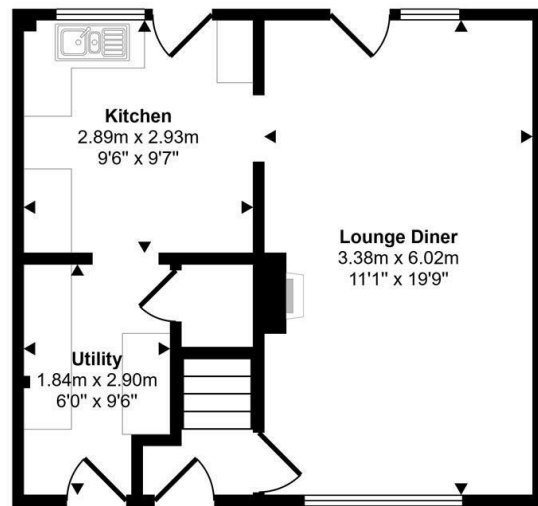
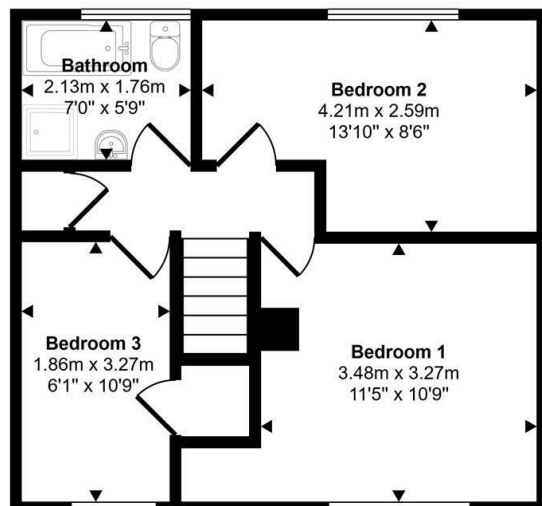


Approx Gross Internal Area
78 sq m / 835 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft



First Floor
Approx 39 sq m / 422 sq ft

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: 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

HEATING: Gas Central Heating

TAX: Band D

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

Please note that this property is of a Wimpey No Fines construction.

CFH/ESL/11/24/OK EIL

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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TELEPHONE: 01437 762626

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www.westwalesproperties.co.uk

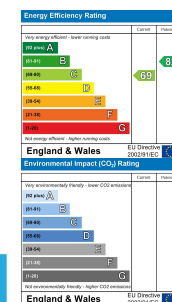


60 Heol Dewi, St Davids, Pembrokeshire, SA62 6NZ

- THREE BEDROOM TERRACE HOUSE
- GARDEN FRONT & REAR
- GAS CENTRAL HEATING & DOUBLE GLAZING
- POPULAR RESIDENTIAL AREA
- NO ONWARD CHAIN
- KITCHEN/BREAKFAST ROOM
- COMMUNAL PARKING AREA
- LOCATED IN THE CENTRE OF ST DAVIDS
- LOCAL RESTRICTIVE COVENANT
- EPC RATING C

O.I.R.O £200,000

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





****LOCAL RESTRICTIVE COVENANT****

A charming mid terrace three bedroom house, located on a cul-de-sac in the sought after coastal city of St David's.

Set over two floors, the layout of the property briefly comprises: entrance porch, kitchen/breakfast area with wall and base units and under stairs storage cupboard, lounge/diner with feature wooden fireplace and shelving unit and sliding patio doors to rear. Stairs lead up to the first floor with storage cupboard space and combi boiler. There are three bedrooms (two with fitted wardrobes) and a family bathroom. The property benefits from double glazing and gas central heating.

Externally the property offers well maintained gardens, the front garden with path and lawned area, while the rear garden provides additional space for relaxation with a patio and timber storage shed. There is communal parking to the front of the property.

This home offers a warm and welcoming ambiance with a blend of character and potential for modernization. It would make an excellent first time buy, investment or ideal family home. Viewing is highly recommended!

Please note: The property is a Wimpey no-fines construction and has a local restrictive covenant in place requiring you to have lived or worked within the county of Dyfed for the last 3 years to be eligible to purchase.

St Davids is situated on the most westerly tip of Wales. Lying within the Pembrokeshire Coast National Park, it is a focal point on one of the most spectacular and unspoilt coastlines. It is a popular Cathedral City situated some fifteen miles or so North West of the county and market town of Haverfordwest. Renowned for its Cathedral and Bishops Palace, and as Britain's smallest city, St Davids benefits from numerous amenities including schools, pubs, restaurants, hotels, art galleries, gift shops and a supermarket.



DIRECTIONS

Follow the A487 road from Haverfordwest to St Davids, on entering the City, proceed down the High Street to the one way system into Cross Square, turn right into Nun Street. Follow the road back onto the one way system around into New St and take the first turning left after the City Inn, into Heol Dewi. Take the next left and follow the road along where you will find number 60 on the right hand side at the end of the cul-de-sac. What3Words: repaying.sagging.park

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