

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 'D'

HEATING: Gas

ref: CH /LLE /APR / 25/DRAFT

FACEBOOK & TWITTER

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<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**

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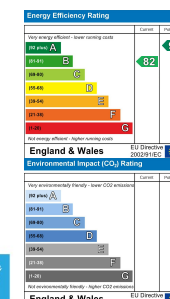


## 2 Bishops Court, St Davids, Pembrokeshire, SA62 6NR

- Modern Detached Bungalow
- Immaculately Presented
- Double Glazing
- Lovely Rear Garden
- No Chain
- Two Bedrooms
- Close to Amenities
- Gas Central Heating
- Driveway and Garage
- EPC Rating: B

**Offers In The Region Of £325,000**

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**The Agent that goes the Extra Mile**





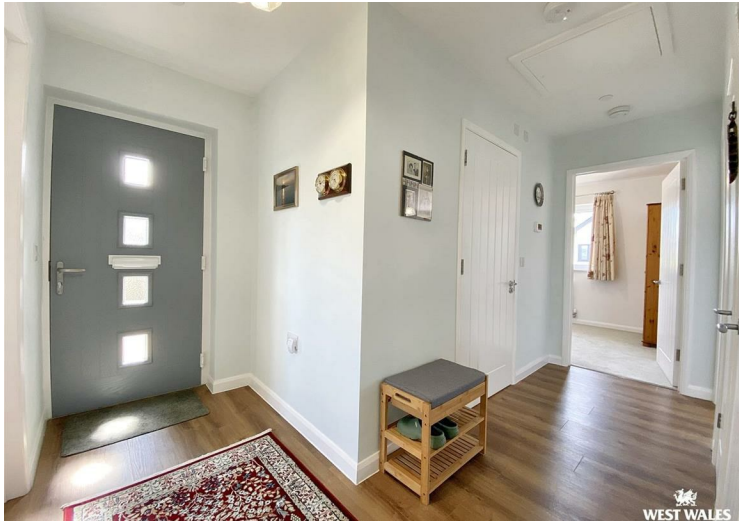
A beautifully presented modern detached bungalow built in 2020, with a 10 Year LABC new build warranty. Located in Bishops Court Residential Development, which is accessed off Glasfryn Road, the property is just a short walk (approx. 600m) from the Centre of St Davids City.

Offering two bedrooms, a family bathroom, a contemporary kitchen, and a living/dining room which leads out to the rear garden. The property is in immaculate condition and is energy efficient (EPC rating B), benefitting from gas central heating and double glazing. A block-paved driveway provides ample off-road parking for at least two cars and leads to a single garage.

On entering the property there is an entrance hallway giving easy access to all the rooms. The light filled living/ dining room offers a sense of space and has lovely views over the rear garden. The modern kitchen has built-in appliances and also looks out onto the garden. The good-sized family bathroom has a wall-to-wall walk-in shower at one end.

The enclosed rear garden is a lovely space with patio, and lawns, and is home to a variety of mature plants and shrubs. A perfect place for that morning coffee or al fresco dining in the evening. This bungalow would make an ideal home or retirement purchase.

St Davids is a popular Cathedral City situated on the North Pembrokeshire Coastline, some 5 miles North West of Haverfordwest Town. Renowned for its Cathedral and Bishops Palace, St Davids benefits from numerous amenities and facilities, include Secondary & Primary Schools, Chapels, Banks, Dentist Surgery, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops and a Supermarket. St Davids is a vibrant friendly coastal community, within the Pembrokeshire Coast National Park and is renowned for its spectacular and unspoilt coastlines, famous for its beautiful beaches and coastal path with an abundance of wildlife.



### DIRECTIONS

From our Haverfordwest Office take the St Davids Road. Continue on this road for approximately 14 miles until you reach St Davids. Upon entering the town, you will go over some speed bumps and pass the school on your right. At the mini roundabout, take the third exit and continue. Then take the second left and you will see the property on the right-hand side. What/Three/Words:///masterful.presenter.devoured

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