



21 Cross Square, St. Davids, Haverfordwest, Pembrokeshire, SA62 6SE

**Price Guide £595,000**

An exceptional Semi Detached 2 storey Character Stone Residence which stands in the heart of this popular Cathedral City and having the benefit of well appointed 3 Reception, Kitchen/Diner, Cloakroom, 4 Bedrooms and Bathroom accommodation. It benefits from Gas Central Heating, uPVC Double Glazed Windows and Doors and a Boarded and Insulated Loft. In addition, it has a walled forecourt and a private enclosed south facing Patio Garden with raised Borders together with Vehicle Parking Space at the rear and a good sized Timber Garden Shed 10'0" x 8'0". It stands in a convenient and central location overlooking Cross Square and is Ideally suited for a Family, Retirement, Investment or for Holiday Letting purposes. In order to appreciate the qualities of this exceptional Town House, inspection is essential and strongly advised. Realistic Price Guide.

## Situation

St Davids is a popular Cathedral City which stands on the North West Pembrokeshire Coastline some 15 miles or so north west of the County and Market Town of Haverfordwest.

St Davids has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Supermarket/Post Office, an Ironmongery Shop, a Memorial/Community Hall, a Tourist Information Centre and a Petrol Filling Station/Hotel/Store.

The Pembrokeshire Coastline at Porthclais is within a mile or so and also close by are the other well known sandy beaches and coves at Whitesands Bay, Abereiddy, Traeth Llyfn, Porthgain, Caerfai, Solva, Newgale, Broad Haven and Little Haven.

St Davids stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town and Ferry Port of Fishguard is some 15 miles or so north east which has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

There are good road links from Haverfordwest along the Main A40 to Carmarthen and the M4 to Cardiff and London, as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Cross Square is situated in the centre of St Davids and is within a short walk of all the amenities and facilities that St Davids has to offer. Within 100 yards or so of Cross Square is St Davids Cathedral and it's extensive Grounds and the Bishop's Palace.

## Directions

From Haverfordwest take the Main A487 road north west for 14 miles and upon reaching the first cross roads take the second exit (straight on) and proceed to the City Centre. 21 Cross Square is situated on the left adjacent to Stephen's Land and just prior to entering Goat Street.

Alternatively from Fishguard, take the Main A487 road

south west for some 14 miles and upon entering the City of St Davids follow the road to the left into New Street. Continue on this road for 400 yards or so and upon reaching the 'T' junction with the High Street turn right towards the City Centre. Proceed on this road for 100 yards or so and 21 Cross Square is situated on the left hand side of the road adjacent to Stephen's Lane and just prior to Goat Street.

## Description

21 Cross Square comprises a Semi Detached 2 storey residence of solid stone construction with natural stone faced and rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

## Composition Double Glazed Entrance Door to:- Hall



18'3" x 4'3" (5.56m x 1.30m )

With fitted carpet, radiator, 2 power points, 2 wall lights, electricity meter and consumer unit, staircase to First Floor, understairs cupboard with a uPVC double glazed window and 2 power points and doors to Kitchen/Breakfast Room, Study, Dining Room and:-

## Sitting Room



16'6" x 13'0" (5.03m x 3.96m )

With fitted carpet, cast iron and tile fireplace with a coal effect gas fire and a granite hearth, 3 uPVC double glazed windows (including bay), double panelled radiator, 4 wall lights, open beam ceiling, TV point and 8 power points.

## Dining Room



16'5" x 10'7" (5.00m x 3.23m)

With fitted carpet, painted brick fireplace with an attractive carved Oak surround, uPVC double glazed bay window, open beam ceiling, 4 wall lights, double panelled radiator and 4 power points.

## Study



7'7" x 5'4" (2.31m x 1.63m )

With fitted carpet, 1 power point, uPVC double glazed window, wall uplighter, open beam ceiling and pine door to:-

## Cloakroom



7'6" x 5'0" (2.29m x 1.52m )

(plus recessed alcove) With fitted carpet, uPVC double glazed window, open beam ceiling, 2 ceiling spotlight, toilet roll holder, towel ring, radiator, white suite of Wash Hand Basin and WC, tile splashback and a recessed alcove with coat hooks.

## Kitchen/Breakfast Room



15'8" x 11'11" (4.78m x 3.63m )

With ceramic tile floor, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, 3 uPVC double glazed windows with roller blinds, 10 eyeball spotlights, Hotpoint 4 ring Gas Cooker Hob, Cooker Hood, New World eye level Double Oven/Grill, built in Hotpoint Washing Machine, built in Refrigerator, built in Freezer, TV point, telephone point, appliance points, 13 power points, part tile surround, double panelled radiator and a uPVC double glazed door to rear Patio Garden.

A staircase from the Hall gives access to a:-

### Half Landing

5'0" x 3'0" (1.52m x 0.91m )

With fitted carpet, uPVC double glazed window to rear, 2 downlighters and stair to:-

### First Floor

### Landing



6'4" x 6'4" maximum (1.93m x 1.93m maximum )

With fitted carpet, 2 power points, 2 eyeball spotlights and door opening to Inner Landing.

## Bedroom 4/Study/Office



10'9" x 7'5" (3.28m x 2.26m )

With fitted carpet, sloping ceiling, radiator, uPVC double glazed window, telephone point, ceiling light and 4 power points.

## Bedroom 1



14'7" x 11'1" (4.45m x 3.38m )

With fitted carpet, radiator, ceiling light, uPVC double glazed bay window, TV point and 5 power points.

### Bedroom 3



11'3" x 6'5" (3.43m x 1.96m )

With fitted carpet, radiator, uPVC Double glazed sash window, ceiling light, TV point, 2 power points and access to an Insulated and Boarded Loft.

### Inner Landing

6'0" x 4'9" (1.83m x 1.45m )

('L' shaped maximum) With fitted carpet, downlighter and doors to Bathroom and:-

### Bedroom 2



14'7" x 9'7" (4.45m x 2.92m )

(maximum measurement to include door recess) With fitted carpet, fitted range of wardrobes with shelves and louvre doors along one wall, uPVC double glazed bay window, radiator, ceiling light, and 4 power points.

### Bathroom



15'8" x 10'10" (4.78m x 3.30m )

With fitted carpet, uPVC double glazed sash window with roller blind, double panelled radiator, white suite of panelled Bath with shower attachment, Wash Hand Basin and WC, glazed shower screen, wall mirror, shaver light, 6 downlighters, extractor fan, toilet roll holder, towel ring and a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

### Externally

There is a wall and rail forecourt to the Property with ornamental stone areas and to the rear is a good sized private enclosed Patio Garden on 2 levels with raised borders and bounded by a high stone wall. The Rear Garden can be accessed off Stephen's Lane by a pedestrian door and there is also a door opening from the rear Patio Garden to a Paved and Concrete hardstanding at the rear which allows for Off Road Vehicle Parking space. There is also a Timber Garden Shed 10'0" x 8'0".

Outside Electric Light and Outside Water Taps.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

### Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows. Composite Double Glazed and uPVC Double Glazed Front and Rear Entrance Doors. Insulated and mainly Boarded Loft. Telephone, subject to British Telecom Regulations. Broadband Connection.

### Tenure

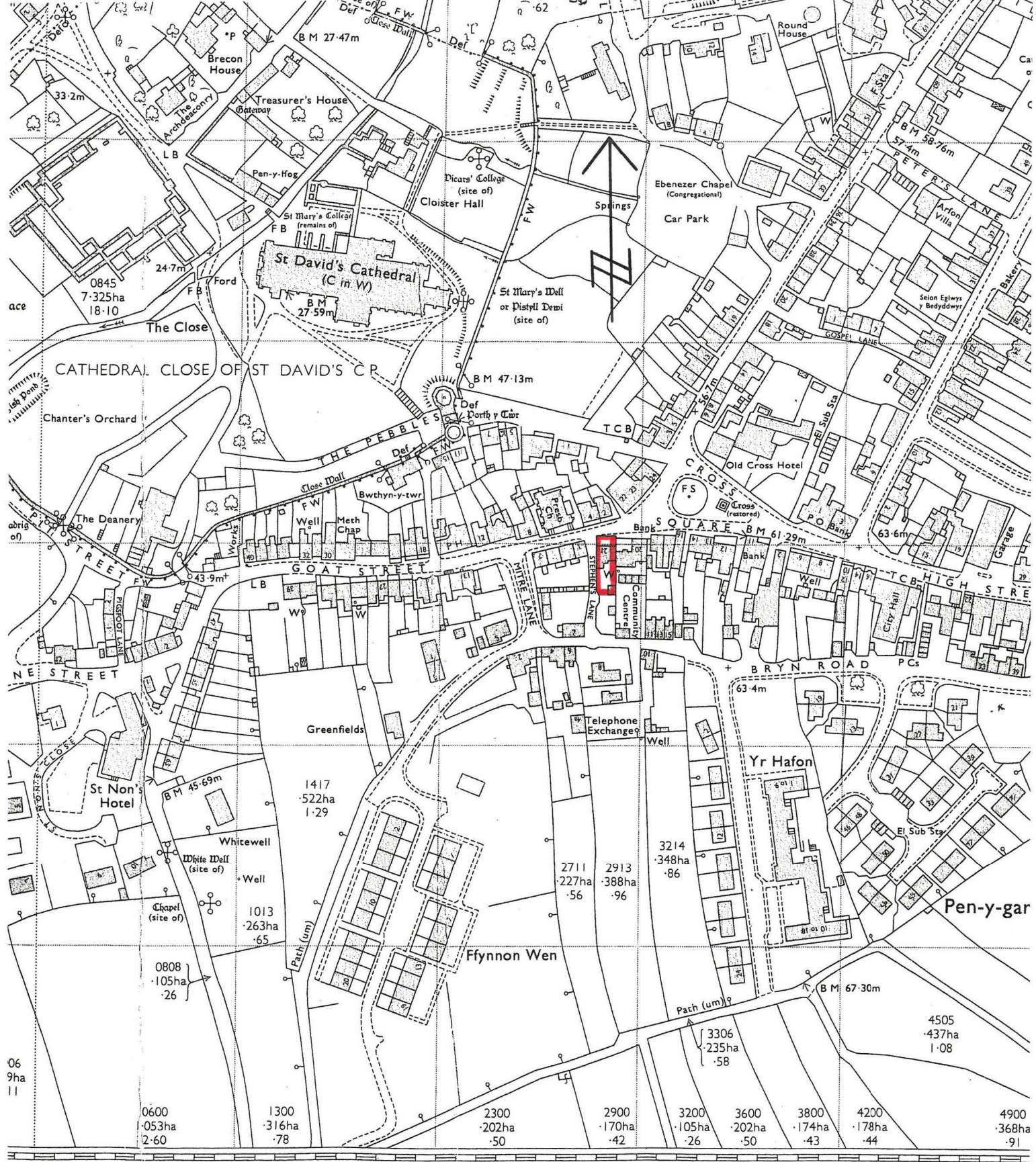
Freehold with Vacant Possession upon Completion.

### Remarks

21 Cross Square is an exceptional Semi Detached 2 storey character stone built Town Residence which stands in the heart of St Davids and being ideally suited for Family, Retirement, Investment or for Holiday Letting purposes. The Property is in excellent decorative order throughout

and has a wealth of character benefitting from Gas Central Heating, uPVC Double Glazing and a Boarded and Insulated Loft. In addition, it has a wall and rail forecourt to the Property together with a private, enclosed (south facing) Patio Garden on 2 levels together with Off Road Parking and a good sized Timber Garden Shed. It is offered 'For Sale' with a realistic Price Guide and internal inspection is essential to appreciate the qualities of the Property, Character and indeed the full extent of accommodation.





**21 Cross Square, St Davids,  
Haverfordwest, Pembrokeshire**

**Plan Not to Scale.**

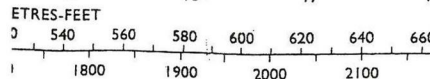
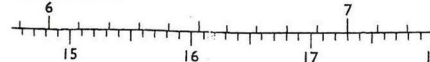
**Plan for Identification Purposes Only**

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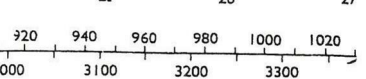
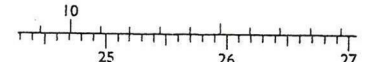
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RSION SCALES

TARES-ACRES



1 foot = 0.3048 metre



BOUNDARIES

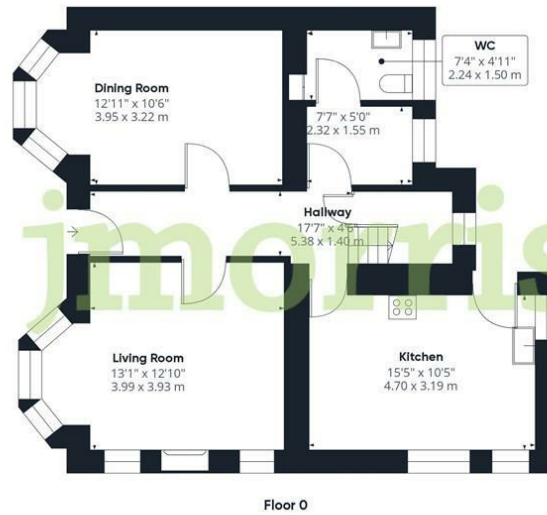
YMBOLS

Slopes: Site of antiquity:

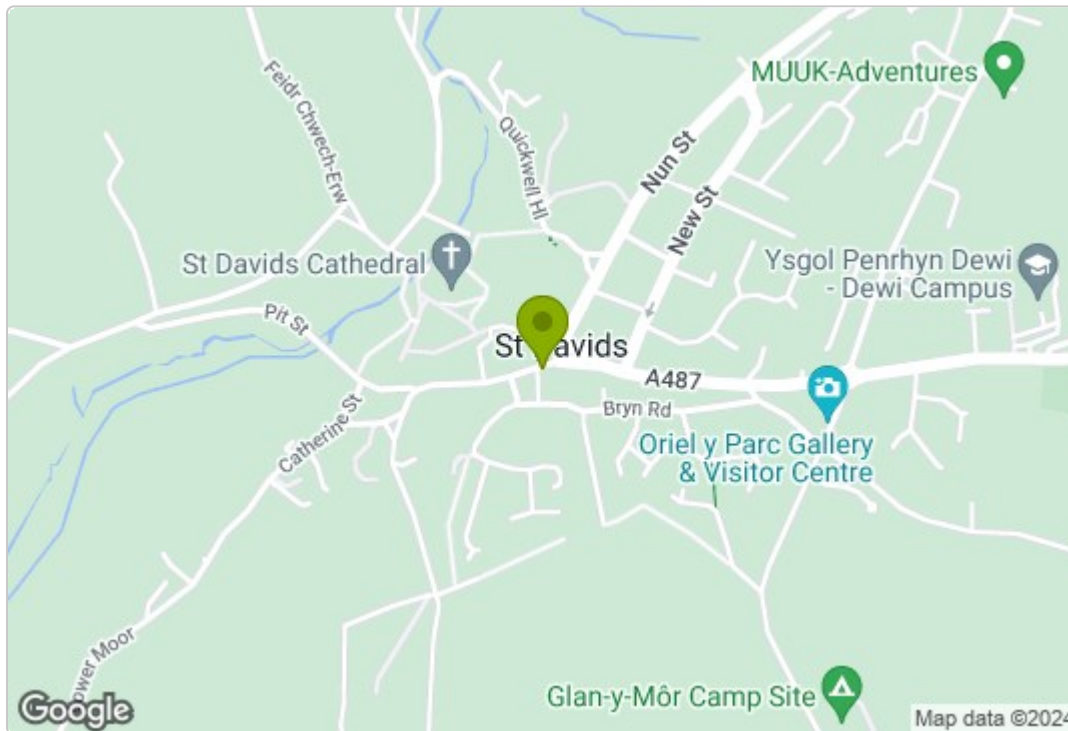
England & Wales

- Geographical County
- Admin County
- County Borough
- London Borough
- Borough

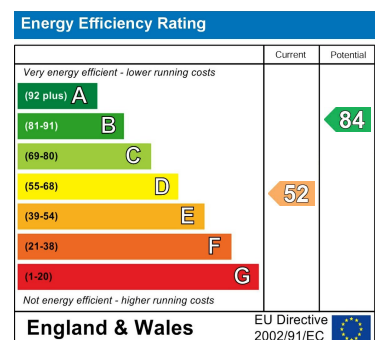
## Floor Plan



## Area Map



## Energy Efficiency Graph



Council Tax Band - E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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