



Shell Cottage, 4 Catherine Street, St. Davids, Haverfordwest, Pembrokeshire, SA62 6RJ

Price Guide £299,950

An attractive Terraced (of three) 2 storey Dwelling House which has spacious accommodation including Hall, Sitting Room, Kitchen/Diner, Shower Room, 3 Bedrooms and Bathroom benefiting from Electric Central Heating, uPVC Double Glazing and an Insulated and part Boarded Loft. In addition, it has a delightful rear Private Garden with Lawned Areas, Flower Beds and Flowering Shrubs from where views to the Bishops Palace and Carn Llidi can be enjoyed. It is ideally suited for Family, Investment or for Holiday Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

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, Tourist Information Centre, a Memorial/Community Hall and a Petrol Filling Station/Hotel/Store.

The Pembrokeshire Coastline at St Non's Bay is within a mile or so of the Property and also close by are the other well known sandy beaches and coves at Porthclais, 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, a Post Office, Petrol Filling Stations, Repair Garages, a Leisure Centre, Further Education College, 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.

Catherine Street is a popular Residential area which is situated between Goat Street and Lower Moor and is the roadway which leads from St Davids City Centre to Porthclais. Shell Cottage is situated within 300 yards or so of St Davids City Centre and Cross Square.

Directions

From Fishguard take the Main A487 road south west for some 14 miles and upon entering St Davids and upon reaching the island at the centre of the road 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. Continue on this road for 100 yards

or so and upon reaching Cross Square bear left (straight on) and continue down Goat Street and follow the road to the left and then to the right into Catherine Street and Shell Cottage is the second Property on the right. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest take the Main A487 road north west for some 14 miles and upon reaching St Davids, proceed past the Secondary School and upon reaching the roundabout take the second exit (straight on) and proceed in the direction of St Davids City centre. Upon reaching Cross Square take the first exit (straight on) into Goat Street and follow directions as above.

Description

Shell Cottage comprises a Terraced 2 storey Dwelling House of solid stone and cavity concrete block construction with rendered and coloured elevations under a pitched composition slate and flat felt roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



14'3" x 8'0" (4.34m x 2.44m)

('L' shaped maximum) With Oak floorboards, double panelled radiator, uPVC double glazed window, staircase to First Floor, coat hooks, 2 power points, electricity meter and consumer unit, ceiling light, smoke detector (not tested), staircase to First Floor and half glazed pine doors to Kitchen/Dining Room and:-

Sitting Room



14'4" x 13'10" maximum (4.37m x 4.22m maximum)

With fitted carpet, cast iron and tile open fireplace with a tiled hearth, uPVC double glazed window, ceiling light, 2 double panelled radiators, uPVC double glazed window, alcove with shelves, wiring for satellite TV and 6 power points.

Kitchen/Dining Room



15'0" x 11'10" (4.57m x 3.61m)

With vinyl floor covering, range of fitted floor and wall cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, 2 uPVC double glazed window with roller blinds, Belling Kensington 5 ring Cooker Range with Oven and Grill, Cooker Hood (externally vented), part tile surround, plumbing for automatic washing machine, double panelled radiator, 11 power points, uPVC double glazed French doors to Rear Garden, 2 no 3 ceiling spotlights, mains smoke detector (not tested), 2 wall shelves and door to:-

Shower Room



11'1" x 2'8" (3.38m x 0.81m)

With ceramic tile floor, fully tiled walls, uPVC double glazed window, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with an Alterna thermostatic shower, radiator, towel ring, 4 ceiling spotlight, coved ceiling, towel hook and a soap dish.

First Floor

Landing



14'4" x 3'10" (4.37m x 1.17m)

With fitted carpet, ceiling light, mains smoke detector (not tested), 2 power points and an Airing Cupboard with shelves housing a pre lagged copper hot water cylinder and immersion heater, wall mounted Electric Boiler (heating domestic hot water and firing central heating) and a central heating timeswitch.

Bedroom 1 (Front)



14'4" x 10'1" (4.37m x 3.07m)

With fitted carpet, ceiling light, uPVC double glazed window, 4 power points and a fitted mirror fronted double wardrobe.

Bedroom 2 (Rear)



11'0" x 9'0" (3.35m x 2.74m)

With fitted carpet, uPVC double glazed window, coved ceiling, ceiling light, radiator and 2 power points.

Bedroom 3 (Front)



14'4" x 9'8" (4.37m x 2.95m)

('L' shaped maximum) With fitted carpet, radiator, uPVC double glazed window, coved ceiling, ceiling light, telephone point, 2 power points and door to a staircase which leads to the second floor.

Bathroom



9'0" x 6'10" (2.74m x 2.08m)

With vinyl floor covering, uPVC double glazed window with roller blind, coved ceiling, ceiling light, radiator, towel rail, toilet roll holder, white suite of WC, Wash Hand Basin and a panelled Bath with shower attachment, 4 ceiling spotlight, half tiled walls, 2 wall shelves and a mirror fronted bathroom cabinet.

Externally



To the rear of the Property is a delightful private enclosed rear garden with Lawned Areas, Flower Beds, Roses, Flowering Shrubs and an Ornamental Stone/Chipping Patio area. There is also a Timber Garden Shed 10'0" x 6'0", a Potting Shed 5'0" x 3'0" and a small Log Store 4'0" x 1'0".

Delightful views to Carn Llidi and to the Bishops Palace can be enjoyed from the Rear Garden.

Outside Electric Light and an Outside Water Tap.

The boundaries of Shell Cottage, 4 Catherine Street, St Davids are coloured red on the attached Plan to the Scale of 1/2500.

Services

Mains Water, Electricity and Drainage are connected. Gas available, but not connected to the Property. Electric Central Heating. uPVC Double Glazing. Loft Insulated and part Boarded. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Shell Cottage is an attractive and deceptively spacious Terraced (of three) 2 storey Dwelling House which stands in a popular residential area within easy walking distance of St Davids city centre and Cross Square. The Property is in good decorative order throughout benefitting from Electric Central Heating, uPVC Double Glazing and an Insulated and part Boarded Loft. In addition, it has delightful rear Garden with Lawned Areas, Flowering Shrubs, Roses, Flower Beds etc from where views of the Bishops Palace and delightful rural views to Carn Llidi can be enjoyed. The Property is in good decorative order throughout and is ideally suited for a Family, Investment or for Holiday Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised.



749

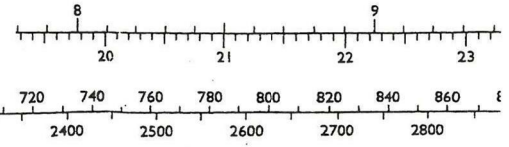
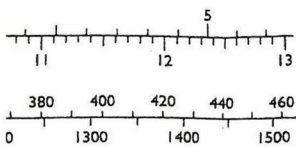
752

753

**Shell Cottage,
4 Catherine Street, St Davids, Haverfordwest,
Pembs.**

Plan Not to Scale.

Plan for Identification Purposes Only



1 metre = 3.2808 feet

1 foot = 0.3048 metre

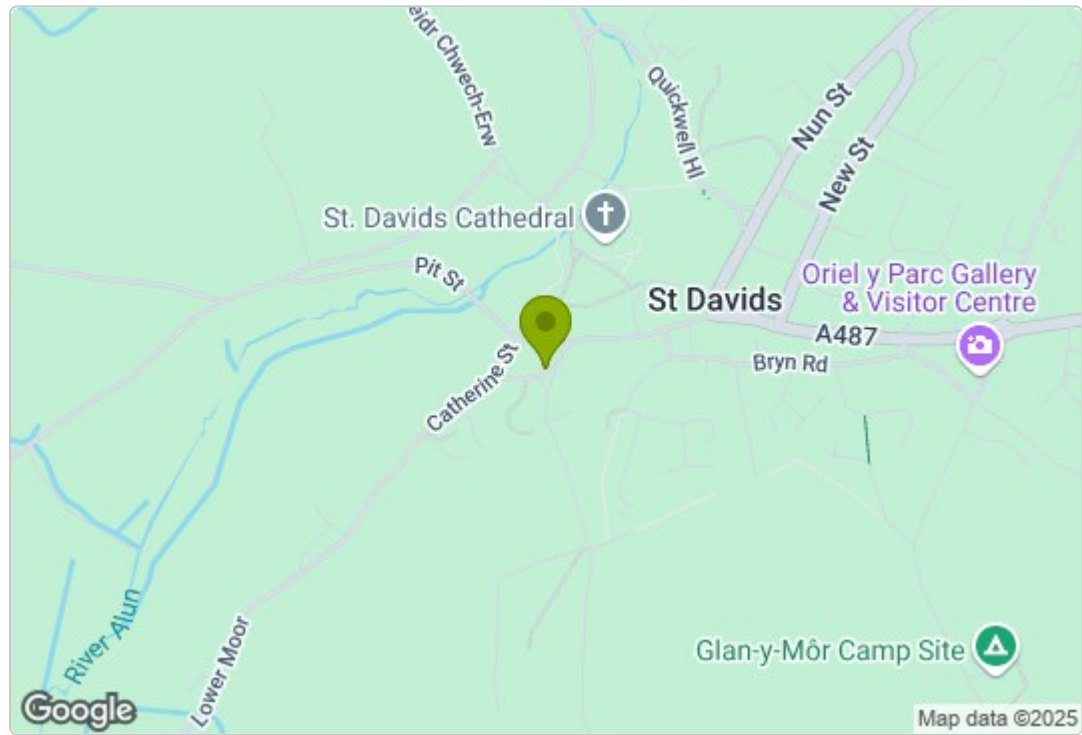
SYMBOLS

- Non-coniferous trees
- Slopes
- Site of antiquity
- Eng

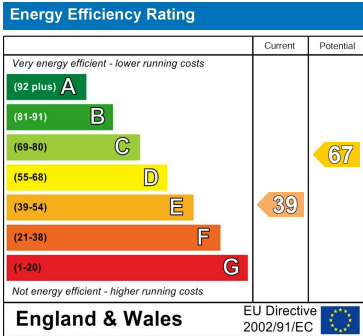
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com