



28 Heol Dewi, St. Davids, Haverfordwest, SA62 6NY

Price Guide £215,000

- *An attractive Modernised Mid-Terraced 2 storey Ex Local Authority Dwelling House.
- *Comfortable accommodation including Entrance, Living/Dining Room, Kitchen/Breakfast Room on the Ground Floor and a Landing and 3 Bedrooms and Family Bathroom on the First Floor.
- *uPVC Double Glazed Windows and Doors. Mains Gas Central Heating. Loft Insulation.
- *Lawned Garden to fore with Flowering Shrubs and a good sized enclosed Rear Paved Patio Garden.
- *Ideally suited for First Time Buyers, a Couple, Family or for Retirement purposes.
- *Local Occupancy Restriction applies. Early inspection strongly advised. Realistic Price Guide. EPC Rating C.

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.

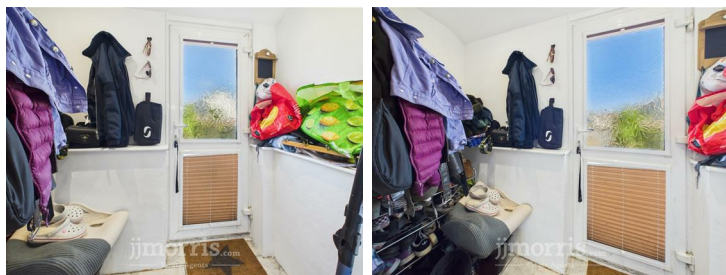
The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, 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.

uPVC Double Glazed Entrance Door to:-

Entrance



Stairs rising off to the first floor, spot lights, tiled flooring

Living/Dining Room



Double glazed Upvc windows to the front and rear, radiators, fitted carpet, door to :-

Kitchen/Breakfast Room



Having a range of wall and base units with complimentary work top surfaces, 1.5 inset stainless steel sink and drainer, integrated gas hob and extraction fan built over, integrated electric oven, plumbing for washing machine, space for dryer, integrated fridge/freezer, integrated dishwasher, part tiled walls, tiled flooring, spot lights, under stairs storage, double glazed Upvc window to the rear, Upvc double glazed door to the Garden.

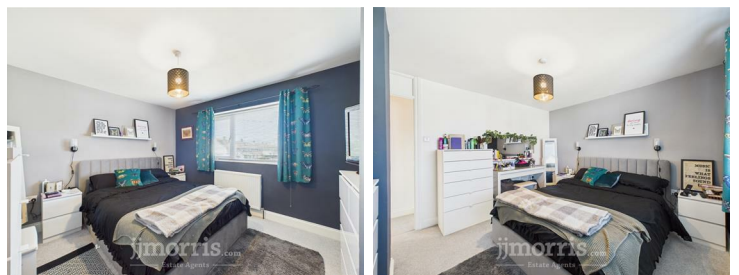
First Floor

Landing



Loft access, built in storage with Worcester boiler, fitted carpet, doors to :-

Bedroom One



Double glazed Upvc window to the front, radiator, built in wardrobe, fitted carpet

Bedroom Two



Double glazed Upvc window to the rear, radiator, coved ceiling, fitted carpet

Bedroom Three



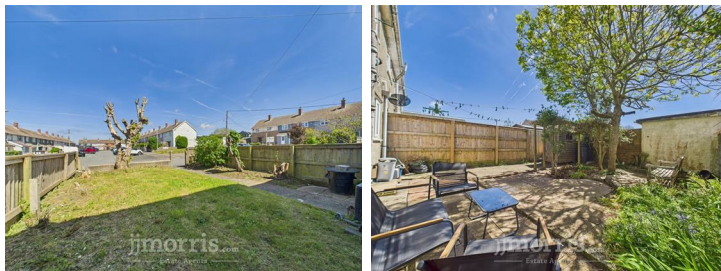
Double glazed Upvc window to the front, built in wardrobe, coved ceiling, radiator, fitted carpet

Bathroom



Low flush WC, pedestal wash basin, bath with fitted shower over, heated towel rack, double glazed Upvc window to the rear, spot lights, aqua wall panels, tiled flooring

Externally



The property is approached via a concrete path with a lawn area to the fore and mature shrubs and bushes and a paved patio seating area

Utilities & Services

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Mains Gas

Tenure: Freehold and available with vacant possession upon completion.

Council Tax: Band D

What3Words: ///them.hexes.airlines

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.7mbps upload and 6mbps download and Superfast 9mbps upload and 50mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the

following indoor mobile coverage

EE Voice - Likely & Data - Likely

Three Voice - Likely & Data - Likely

O2 Voice - Likely & Data - Likely

Vodafone. Voice - Likely & Data - Likely

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

RESTRICTIONS

The Property carries an Occupancy Restriction limiting the Sale of the Property to parties who have resided in the Old County of Dyfed i.e. Pembrokeshire, Cardiganshire or Carmarthenshire for at least 3 or more years.

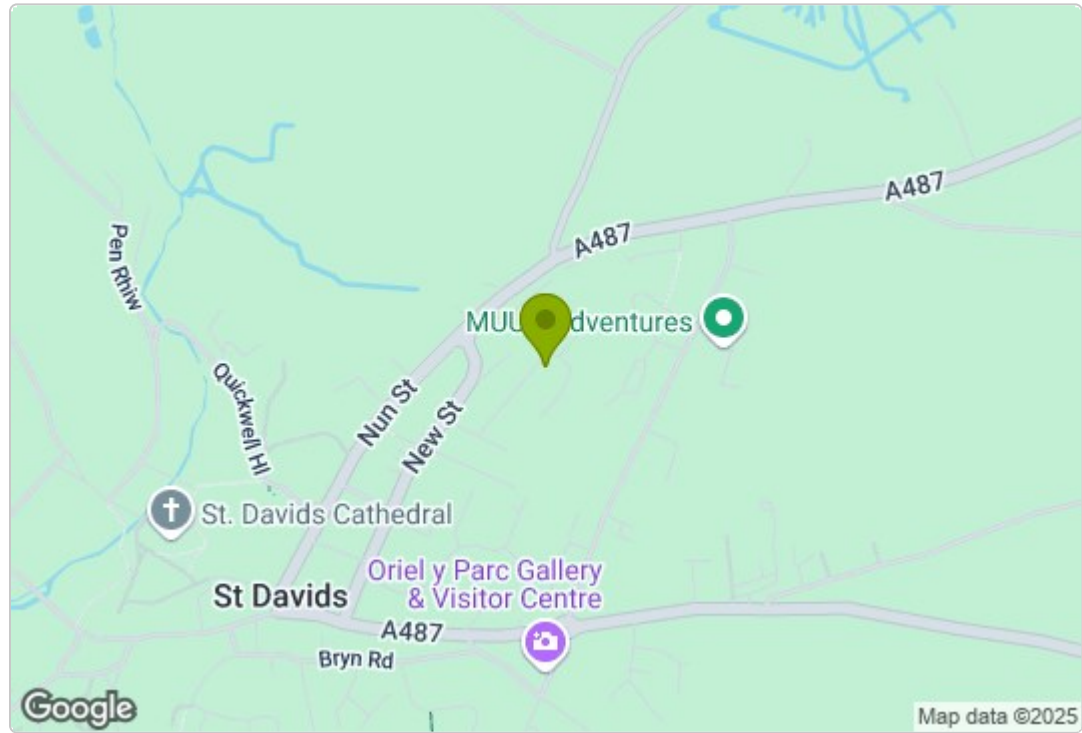
REMARKS

28 Heol Dewi is a spacious well appointed Mid-Terraced 2 storey Ex-Local Authority Dwelling House which stands in this popular village of St.Davids. The Property has recently been modernised and refurbished to a high standard and is ideally suited for First Time Buyers, a Family or for Retirement purposes. It has the benefit of Mains Gas Central Heating. uPVC Double Glazing and Loft Insulation. In addition, it has a Lawned Garden to the fore with Flowering Shrubs together with a Concreted Path and Patio to the side and at the rear it a good sized enclosed Paved Patio with a Flower and Shrub Border. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

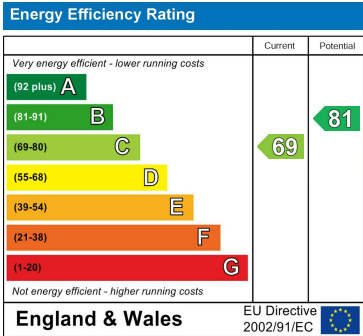
Floor Plan



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