



27 Goat Street, Haverfordwest, SA62 6RF

**£380,000**

- \*Charming Character Property
- \*Complete Refurbishment By Current Owners
- \*Large Rear Garden Space
- \*High Specification Throughout
- \*St Davids Location
- \*Three Bedrooms, 2 Reception Rooms
- \*No Chain Sale

## Situation

St. Davids, nestled along the picturesque Northwest Pembrokeshire Coastline, is a beloved cathedral city approximately 15 miles northwest of the bustling County and Market Town of Haverfordwest. Offering a plethora of amenities, St. Davids boasts a vibrant community with local shops, both secondary and primary schools, churches, restaurants, pubs, cafes, a convenient supermarket/post office, and a petrol filling station.

Nature enthusiasts will find themselves within easy reach of the stunning Pembrokeshire Coastline at Porthclais, just a mile away. Additionally, renowned sandy beaches and charming coves such as Whitesands Bay, Abereiddy, Traeth Llyfn, Porthgain, Caerfai, Solva, Newgale, Broad Haven, and Little Haven are all within close proximity, offering endless opportunities for relaxation and exploration.

Nestled within the Pembrokeshire Coast National Park, recognized for its outstanding natural beauty, St. Davids enjoys a setting protected and cherished for its scenic splendor.

One of its bustling thoroughfares, Goat Street, boasts a mix of commercial and residential properties, stretching northward from the heart of St. Davids City Centre and Cross Square. Situated merely 200 yards from Cross Square, 27 Goat Street offers a prime location within the vibrant heart of St. Davids.

## Description

Roslyn, 27 Goat Street, a distinguished Grade II listed property, is one of five houses forming a terrace documented on the Tithe Map of 1840. This enchanting residence boasts three bedrooms and has undergone a meticulous modernisation by its current owners, adhering to the highest standards while preserving its timeless charm.

Internally, the property exudes a delightful contemporary ambiance, seamlessly blending modern comforts with its original features. Every detail has been carefully considered, resulting in a home that harmoniously combines historic character with contemporary elegance.

## Entrance Hallway



Part obscure glazed door, slate Granite floor tiles, under floor heating, feature stone wall, exposed ceiling beams, spotlights, staircase leading up to first floor landing.

## Lounge



Double glazed sash window to fore with bespoke shutters, feature stone walls, exposed ceiling beams, spotlights, Charnwood Log burner with wooden shelf over, slate Granite floor tiles, under floor heating, Bespoke integrated cupboards with solid wood work surface over.

## Dining/Breakfast



Double glazed French doors to rear leading out to private courtyard space at the rear of the property, slate Granite floor tiles, under floor heating, exposed ceiling beams, wall mounted dresser and shelving, wall lights.

## Kitchen



Double glazed window to rear, obscure wooden door to side leading out to rear garden, a range of wall mounted shaker style wall and base units with wood effect work surface over, stainless steel double sink and drainer with mixer tap over, integral electric oven and 4 ring gas hob with extractor fan over, integral microwave, washer/dryer and fridge/freezer, Harvey Maria flooring, radiator, spotlights.

## First Floor Landing (Split)

Access to loft space, overhead feature lights, wooden balustrade, steps leading up to bathroom and also bedrooms at opposite end of the landing, doors leading off to:

## Bedroom 1



Double glazed sash window to fore, radiator.

## Bedroom 2



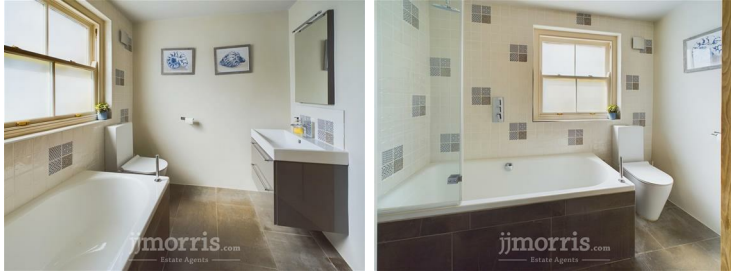
Double glazed sash window to rear, radiator.

## Bedroom 3



Double glazed sash window to fore, radiator.

## Bathroom



Obscure double glazed sash window to rear, fitted bathroom suite by C.P. Hart consisting of low level w.c, wash hand basin vanity unit, bath with central chrome waterfall taps, rainforest chrome shower head and glass screen over, decorative tiles to walls and floor by Mandarin Stone, under floor heating, wall mounted towel rail, fitted storage cupboard space housing shelving and wall mounted Worcester gas boiler.

## Externally



At the rear of the property lies a secluded and secure garden area, offering a peaceful retreat for residents. The garden features a charming courtyard, perfect for alfresco dining during the warmer months, providing an intimate setting for gatherings with friends and family. Ascending the steps, you'll discover an expansive elevated lawn, offering ample space for relaxation and outdoor activities. A stone storage shed adds practicality to the garden, providing storage for gardening tools and outdoor equipment. From this elevated vantage point, views of the water can be savored, adding to the allure of this idyllic outdoor space. Whether unwinding with a book in the sunshine or hosting summer soirées under the stars, the garden at 27 Goat Street offers a tranquil haven for residents to enjoy the beauty of their surroundings.

## Services

Gas central heating.

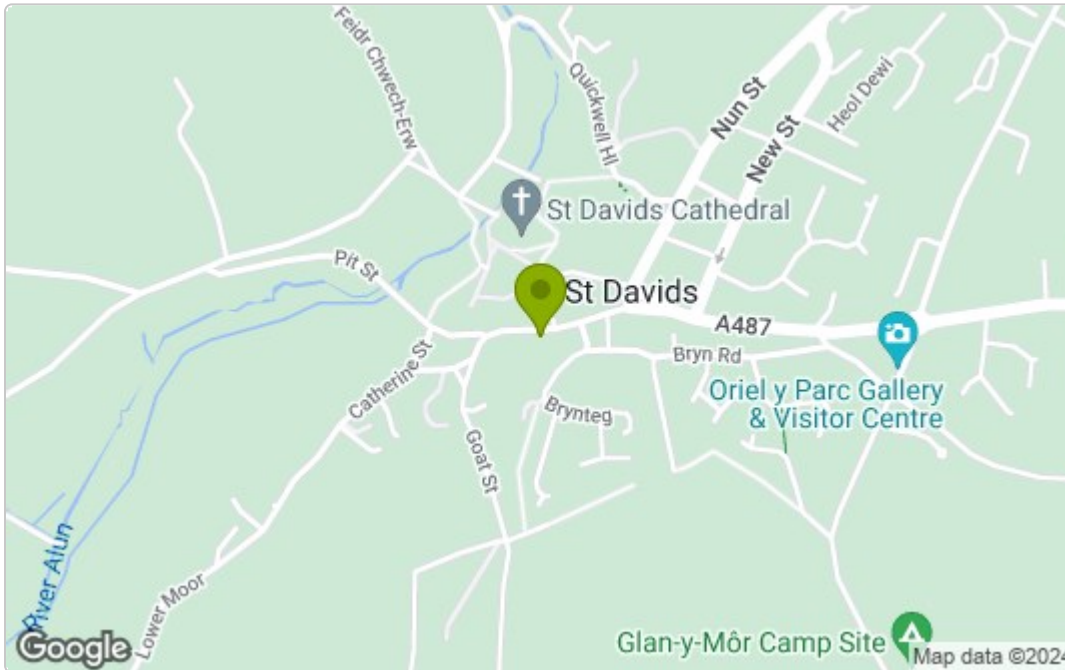
## Planning Application

Planning granted for rear single storey extension. Planning Reference number NP/16/0488/LBA

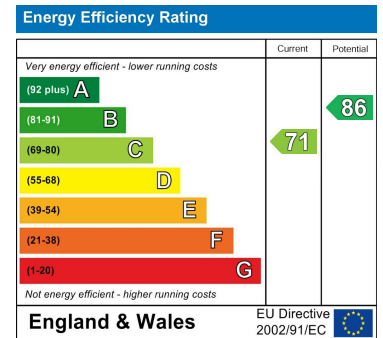
## Floor Plan



## Area Map



## Energy Efficiency Graph



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