



## 4 Llys-Glasfryn, St Davids, SA62 6FJ

**£480,000**

- \*Prime location in St Davids, Britain's smallest city and a jewel of Pembrokeshire, just minutes from the cathedral and coast, offering historic charm and natural beauty in one of the UK's most desirable regions.
- \*Detached stone-built bungalow, just over 3 years old, constructed with native Pennant stone, slate roof, and high-quality finishes including oak floors and doors, presented beautifully throughout by the current owners
- \*Spacious 94m<sup>2</sup> (1,012 sq ft) internal area, reconfigured from three bedrooms to two to create enhanced living space, including a snug/guest room with pull-out bed and Jack & Jill bathroom
- \*Two luxury bathrooms featuring RAK Ceramics, rainfall/double showers, heated towel rails, moisture-tolerant William Morris wallpaper, and stone flooring, combining function with sophisticated design
- \*High-spec Howdens kitchen with Caldeira worktops, soft-close cabinetry, Velux window, toughened glass splashbacks, Italian glass feature lighting, and low-noise premium appliances from Lamorna and NEFF
- \*Bright open-plan living area with spotlights, USB points, TV aerial, and oak flooring, flowing seamlessly into a glass-roof conservatory with radiator, sockets, and aerial – ideal for relaxation or entertaining.
  - \*Energy-efficient features include a serviced Baxi gas boiler (with capacity for more radiators), electric Smart Meter, water metering, full sprinkler system.
  - \*Driveway parking for 3 cars, a garage with Alutech electric door (2 fobs + wall switch), and a ready-to-use EV charging point, meeting the needs of modern living.
- \*Beautifully landscaped rear garden with dog-friendly turf (Zeostop underlay), solar-lit fencing, stone surfacing, two water butts, and three espalier fruit trees (plum, apricot, cherry) – plus front lavender bushes for kerb appeal.
- \*Additional features include a steel-framed garden room (approx. 3m x 4m) with manual roof, 3 drop-down walls (plus one in box), internal lighting control with multi-col

## Description/Situation

Nestled in the iconic and tranquil setting of St Davids, the smallest city in the UK and one of the most sought-after locations in Pembrokeshire, The Glyndwr offers a rare opportunity to own a bespoke, high-specification home where modern living meets timeless charm. This beautifully constructed detached bungalow blends thoughtful design, energy-conscious features, and luxurious finishes throughout.

Set within a peaceful, well-maintained neighbourhood just minutes from the historic St Davids Cathedral and the breathtaking Pembrokeshire coastline, this exceptional property offers an internal area of 94m<sup>2</sup> (1,012 sq ft) and has been thoughtfully reconfigured from a three-bedroom layout to a more spacious two-bedroom design. One of the bedrooms has been adapted into a snug complete with a pull-out bed and access to a stylish Jack & Jill bathroom, making it perfect for guests or flexible living arrangements.

The home's structure is a tribute to quality, featuring native Pennant stone surrounds and a durable slate roof, complemented by oak doors and flooring that bring a warm, natural feel throughout. The attention to detail continues with two elegant bathrooms, fitted with premium RAK Ceramics, Infinita and Briston fixtures, rainfall showers, heated towel rails, and moisture-tolerant William Morris wallpaper, adding artistic flair to everyday comfort.

The heart of the home is a spacious, light-filled open plan living area, carefully tailored for both relaxation and entertainment. The Howdens kitchen is a culinary delight, boasting Caldeira work surfaces, a central island, and an array of high-end, low-noise appliances including NEFF and Lamona brands. A Schott Ceran 80cm downdraft induction hob, dual ovens, and a built-in combination microwave add function and finesse. A Velux window and Italian glass feature lighting elevate the ambience, while spotlights and USB points throughout provide convenience and modern appeal.

The property also includes a conservatory with a glass roof, a sprinkler system (serviced prior to sale), and a variety of tech-forward amenities including USB charging points, TV aerial sockets, and a smart electric meter. The Baxi gas boiler, already serviced, offers the capacity to support additional radiators if desired.

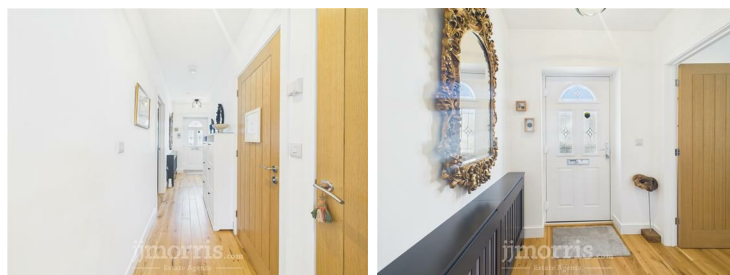
Externally, the home continues to impress with driveway parking for up to three vehicles, a high-spec Alutech electric garage door (complete with two fobs and internal switch), and an EV charging point available on the driveway. The rear garden has been beautifully landscaped and partially laid to stone, featuring approximately 3m x 4m of high-quality dog grass/Astroturf, underlaid with Zeostop chemical dispersant for pet hygiene.

A standout feature is the steel-framed garden room, securely drilled into the ground and equipped with a manual open/close roof, drop-down walls (three included, one still boxed), multi-colour lighting, and internal wall controls perfect for year-round enjoyment. Surrounding the garden are three mature espalier fruit trees Victoria plum, apricot, and cherry alongside solar fencing lights, two water butts, double garden sockets, and aromatic lavender bushes at the front for a welcoming entrance.

Practical additions include an insulated attic with lighting, an internal build record available via USB, and a Tax Band E classification. With its thoughtful reconfiguration, robust construction, and premium finishes throughout, The Glyndwr is ideal for anyone seeking peace, quality, and character in one of the most picturesque and historically rich parts of Wales.

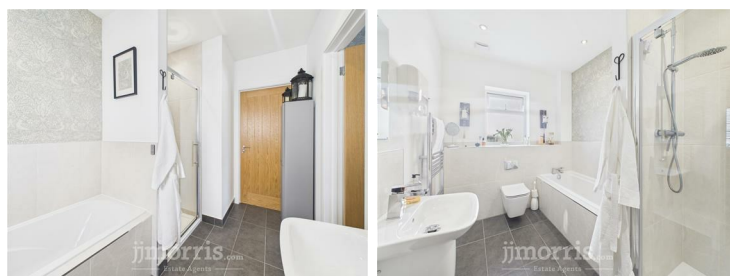
This is more than just a property it's a lifestyle opportunity in the heart of St Davids, where coastal beauty, cultural heritage, and sophisticated living come together.

## Entrance Hallway



Property entered via obscure composite door, Oak flooring, radiator, loft access, cupboard space housing Baxi boiler with capacity for extra radiators, doors leading off to:

## Bathroom



Obscure double glazed window to side, William Morris moisture adaptable wallpaper, half height tile splash back, low level w.c, wash hand basin, shower enclosure to include power shower and stainless rainforest shower head, spotlights, wall mounted heated towel rail, bath with mixer tap over, stone flooring, door leading through to hallway, second door leading through to bedroom 2.



## Lounge Area (Open Plan)



Double glazed windows to rear aspect, Oak flooring, radiators, spotlights, feature British Fires New Forest electric insert fire with remote control.

## Kitchen/Breakfast Area (Open Plan)



Velux window above central island, Oak flooring, a range of high specification matt finish wall and base units to include display cabinet and central island with Caldeira work surface over, Italian glass feature central light, spotlights, matt black granite sink and drainer with Calaggio swan neck mixer tap, toughened glass splash backs, integral appliances to include: Lamona double oven, integral Schott Ceran glass-ceramic downdraft induction hob, Lamona combination microwave oven, Lamona fridge/freezer, NEFF full size wifi dishwasher. (All appliances have low noise capabilities to enhance open plan living aspect). This space blends through to the conservatory.

## Conservatory



French pvc doors to side, windows to fore and side, glass roof, Oak flooring, radiator, dwarf walls with deep sills, TV aerial, power sockets.

## Bedroom 1



Double glazed bay window to fore, Oak flooring, radiator, door leading through to ensuite.

## Ensuite



Tiles to floor, wash hand basin, low level w.c, full height wall tile splash back, double shower enclosure to include power shower, rainforest stainless shower head and second head, wall mounted chrome heated towel rail, part tiled/stoned floor, extractor fan, spotlights.

## Bedroom 2



(Designed as optional lounge) Double glazed window to fore, Oak flooring, radiator, door leading into bathroom.

## Garage

Alutech up and over electric door controlled via key fobs and internal wall switch, electric and lighting supply, integral door to rear garden space.

## Externally/Garage



Set within a peaceful and picturesque area of St Davids, The Glyndwr immediately impresses with its handsome exterior, constructed from native Pennant stone and topped with a traditional Welsh slate roof—a timeless blend of durability and regional character. Framed by neat lavender bushes at the front entrance, the property sits elegantly behind a private driveway offering off-road parking for up to three vehicles.

A modern and secure garage, featuring an Alutech electric 'up and over' door, provides additional parking or storage space, complete with two key fobs and an internal wall switch for convenience. An electric vehicle charging point is discreetly installed on the driveway, making the property future-ready for eco-conscious homeowners.

To the rear, the garden has been carefully designed for ease of maintenance, practicality, and enjoyment. A section is laid with premium artificial dog grass (approx. 3m x 4m) over a deep Zeostop chemical dispersant.

layer—perfect for pet owners seeking a clean, low-maintenance solution. The remaining area is partly laid to stone, offering an attractive and usable outdoor space with minimal upkeep.

The garden is enclosed with fencing treated with OSMO wood protection, and subtly enhanced by solar-powered lighting along the rear perimeter, creating a gentle, ambient glow by night. For the avid gardener or sustainability-minded owner, there are two water butts for rainwater collection, and two external double garden sockets for electric tools or decorative lighting.

A unique feature of the garden is the steel-framed garden room (approx. 3m x 4m), securely drilled into the ground for stability. This modern, versatile space includes a manually operated roof, three drop-down walls (with a fourth still boxed), and a remote-controlled internal lighting system capable of changing colours—perfect for evening gatherings or all-season use.

Completing the outdoor space is a trio of established espalier fruit trees—Victoria plum, apricot, and cherry—planted along the rear fence, offering seasonal fruit, visual interest, and a touch of cottage garden charm to this thoughtfully designed exterior.

### Utilities & Services

Heating Source: Gas

Services:

Electric: Mains

Water: Mains

Drainage: Mains

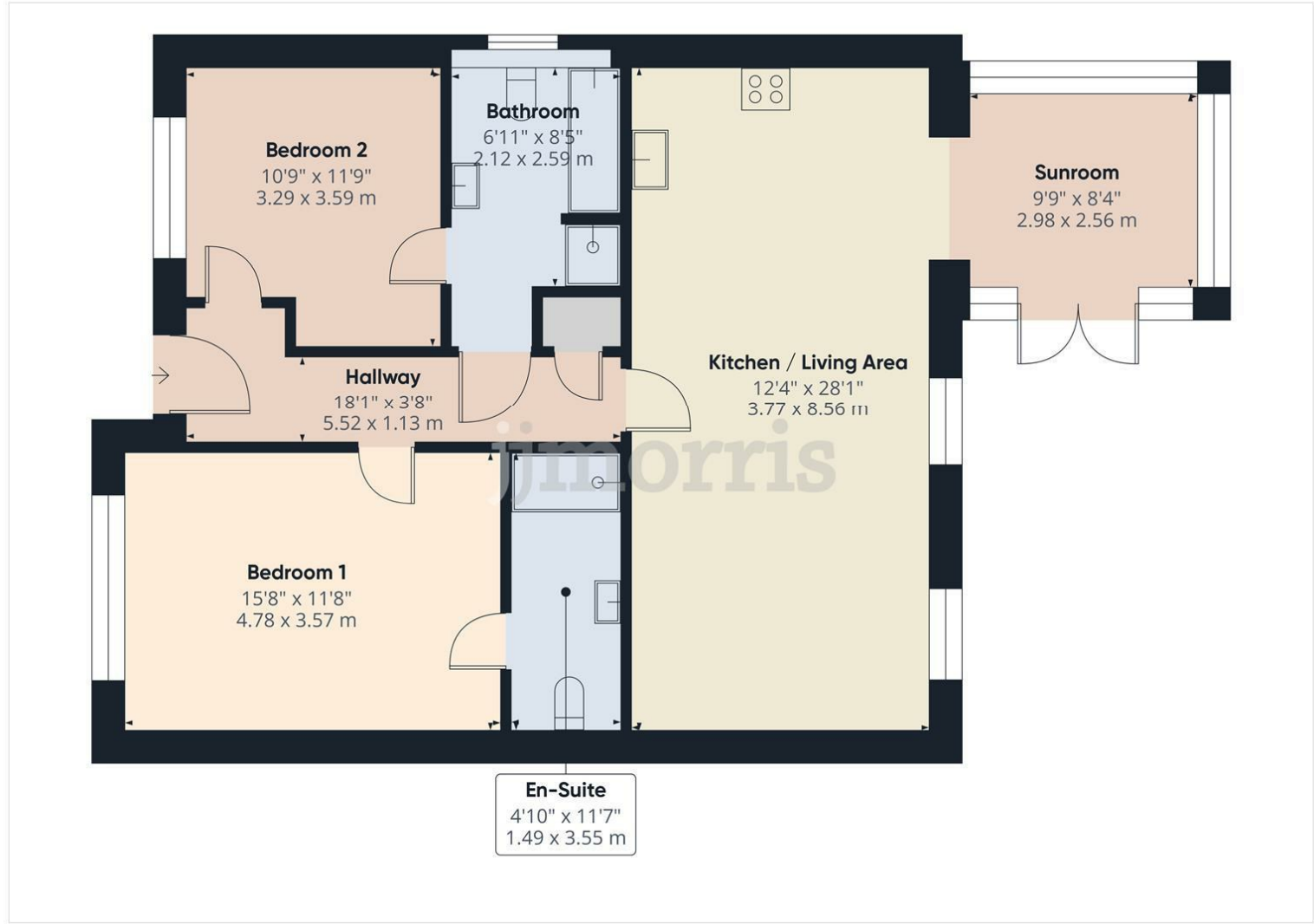
Broadband/Wireless: Connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax: Band E

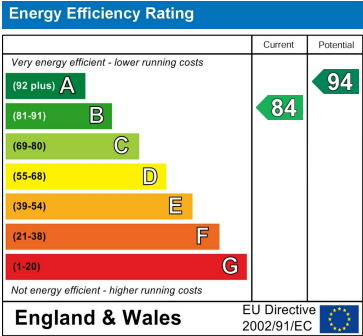
Floor Plan



Area Map



Energy Efficiency Graph



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