

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water,
HEATING: Oil
TAX: Band G

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/11/25/JETH

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

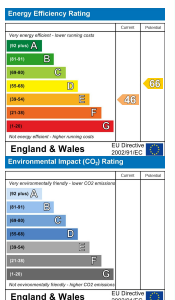
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

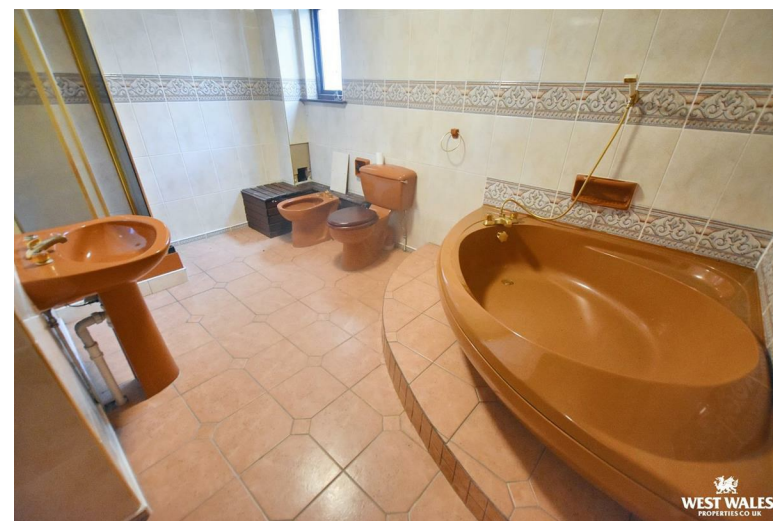
Pen Carreg Catherine Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6RN

- Detached House
- Upside Down Layout With Lift
- Ample Off Road Parking
- No Onward Chain
- Close To City Centre
- Five Bedrooms (Four En-Suite)
- Countryside And Distant Sea Views
- Wraparound Gardens
- Two Reception Rooms
- EPC Rating: E

Guide Price £400,000

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A rare opportunity to purchase a substantial family home located in an elevated position on the outskirts of St Davids. This property boasts views to the front towards the city and cathedral, of the surrounding countryside and the sea in the distance. This property requires modernisation but would make an enviable family home, or offers the space to suit a business venture.

The property has an upside down layout and is accessed by steps to the front into an open hallway, with picture windows framing the views to the front. The landing leads through to a fantastic living room with feature fireplace, a kitchen/breakfast room, a further sitting room and an additional room offering storage space with a lift going down to the master bedroom. On the lower floor there is the master bedroom with fitted wardrobes and access to the en-suite shower room, three further double bedrooms with en-suite bathrooms, a fifth double bedroom and a utility room. The property is served by oil fired central heating and hardwood windows.

Externally, the property sits tucked away up a private driveway, opening to a substantial plot measuring approximately 0.3 acres, with ample off road parking and garden space to the front. At the rear is a sloped garden with a patio seating area leading off from the living area.

This is a fantastic prospect for someone looking to be within walking distance of the city centre. Viewing is highly recommended!

St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops, Supermarket, Dentists' surgery, Pharmacy etc. Renowned as Britain's smallest city, at the heart of which stands the historic Cathedral and ruined Bishops Palace, St Davids is a vibrant coastal community, situated on the most westerly tip of Wales, within the Pembrokeshire Coast National Park.



DIRECTIONS

From Haverfordwest exit the town on the St Davids Road and continue on this road for approximately 14 miles. On reaching St Davids proceed through the one way system along New Street, and turn left onto High Street proceed down High Street, following the road around to the right, passing the Cathedral on your left. The property will be found a little further ahead on the right hand side. What3words [rekindle.encroach.curtail](https://www.what3words.com/rekindle.encroach.curtail)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.