



## 22 New Street, St. Davids – SA62 6SS

£400,000

\*Grand detached period home showcasing many original features and timeless character.

\*Flexible accommodation with three reception rooms and four bedrooms, plus a top-floor art studio that could serve as a fifth bedroom.

\*Master bedroom with balcony overlooking the beautiful, established rear garden.

\*Spacious rear garden featuring mature trees, flowering plants, shrubs, and climbing greenery.

\*Large stone storage shed at the rear of the garden, ideal for gardening or outdoor equipment.

\*Gated side access and practical communal access for ease of maintenance.

\*In need of updating and modernising, offering huge scope to create a bespoke family home, and offered with no onward chain in the sought-after location of St Davids.



## **Description/Situation**

Nestled in the heart of St Davids, 22 New Street is a grand detached home brimming with character and original features. This impressive property offers three spacious reception rooms and four well-proportioned bedrooms, with the added flexibility of a top-floor art studio that could easily be converted into a fifth bedroom. The master bedroom benefits from a private balcony overlooking the stunning, well-established rear garden, where mature trees and vibrant flowers create a peaceful retreat. Bursting with potential, this charming residence is a rare find in such a sought-after location and is offered with no onward chain, making it an ideal opportunity for those seeking a forever home in St Davids.

### **Entrance Porch**

Property entered via solid wood door, wall mounted postal box, original decorative floor tiles, door with etched glass through to hallway.

### **Hallway**

Solid wood flooring, radiator, stairs to first floor landing, under stairs storage cupboard, wall mounted shelf, doors leading off to reception rooms and dining room.

### **Reception Room 1**

Sash bay window to fore, radiators, wall lights, feature fireplace with gas fire insert, tiled surround and wooden mantle over.

### **Reception Room 2**

Sash window to rear with window seat, radiator, fitted wall cupboards and shelving, feature cast iron open fire with wooden mantle over.

### **Dining Room**

Sash window to side, radiator, ceiling beams, feature brick open fireplace with wooden mantle over, wall lights, under stairs cupboard space, steps leading up to utility area.

### **Utility Area**

Wooden door to side leading out, windows to sides, solid wood flooring, wash hand basin, space for white goods, plumbing for washing machine, ceiling beams, floor standing gas boiler.

### **Kitchen/Breakfast Room**

Sash window to side, pvc window to rear, wooden stable door to side leading out to courtyard, solid wood floor, a range of shaker style wall and base cabinets with solid wood work surface over, display dresser to match also, tile splash back, cupboard lighting, double sink with mixer tap over, integral 4 ring gas hob with extractor

### **Bedroom 1**

Velux windows to side, fitted wardrobe space, spot lights, pvc French doors to rear leading onto a balcony with glass balustrade overlooking the beautiful rear garden.

### **Ensuite**

Sash window to side, double glazed window to side, low level w.c, wash hand basin, shower enclosure with electric shower, wall mounted heated towel rail, tile splash back.

### **Bedroom 2**

Sash bay window to fore, radiator, feature cast iron open fireplace with wooden mantle over.

### **Bedroom 3**

Sash window to rear, radiator, wall mounted fitted shelving.

### **Bedroom 4**

Sash window to fore, radiator, wall mounted fitted shelving.

### **Bathroom**

Sash window to side, wash hand basin, low level w.c, corner bath/jacuzzi with central taps and electric shower and bi fold shower screen over, tie splash back, radiator, wall lights.

### **Bedroom 5/Studio**

Sash windows to fore and rear, Velux windows to side, exposed beams, sash window over staircase, wooden floor, radiators, spot lights, storage space into roof eaves.

### **Externally**

Externally, 22 New Street offers as much charm and character as its interior. To the front, gated side access leads neatly around to the rear, while the opposite side provides useful communal access for maintenance. Stepping out from the back door, you are greeted by a quaint courtyard area, perfect for morning coffee or a quiet retreat. From here, a set of steps rises gracefully to the expansive rear garden, a true haven of peace and privacy. The garden is beautifully landscaped with an abundance of mature trees, flowering plants, established shrubbery and climbing greenery, creating a natural backdrop that changes with the seasons. A generous lawn forms the heart of the garden, interspersed with a variety of delightful sitting areas, from a sun-drenched patio to more secluded corners ideal for relaxation or entertaining. At the far end of the garden sits a substantial stone storage shed, perfectly suited to house gardening tools and outdoor

**Utilities & Services**

Heating Source: Gas Services: Electric: Mains Water:  
Mains Drainage: Mains Broadband/Wireless: Not  
Connected Tenure: Freehold Local Authority:  
Pembrokeshire County Council Council Tax: Band F



























