

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, Mains Drainage, Mains Gas
 HEATING: Gas
 TAX: Band F

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

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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

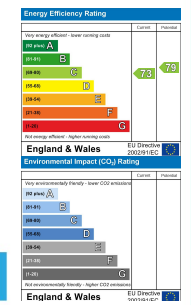


130 Nun Street, St. Davids, Haverfordwest, SA62 6BS

- Detached Bungalow in 0.5 (approx.) Acre Plot
- Five Double Bedrooms And Two Bathrooms
- Double Garage And Games Room/Study
- Ample Off Road Parking
- Gas Central Heating and Rayburn
- Immaculately Maintained Internally And Externally
- Three Reception Rooms Plus Library Area
- Beautifully Manicured Gardens Measuring 0.5 Acres
- Direct Views Of Carn Llidi
- EPC Rating: C

£600,000

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A rare opportunity to purchase a substantial detached bungalow boasting direct views of Carn Llidi, located on the outskirts of St David's - the UK's smallest city! This property has an incredibly versatile layout making it well equipped to cater for any family dynamic, and has been beautifully maintained both internally and externally!

The layout of the property is configured with an entrance porch, five bedrooms (two used as study/sewing room) open plan living room leading through to a dining room, further sitting room with library area, kitchen/breakfast room, adjoining utility room, games room offering space for a pool table and an integral double garage with inspection pit and Belfast sink. The domestic heating is provided by a gas boiler and hot water is provided by means of a gas fired Rayburn in the kitchen, adding warmth and heart to the home. The property boasts a neutral decor and is served by double glazing.

Externally, the property is situated on a substantial plot measuring 0.5 acres (approx.) The rear garden is superbly presented, laid to lawn with flowering shrubs, raised vegetable beds, a wooden pergola with climbing plants, a small orchard containing a variety of fruit trees and a feature fish pond. The garden can be enjoyed from the patio seating areas accessible from the sitting room and utility room. Outdoor equipment can be stored in the timber workshop, which also offers handy hobby/storage space. To the front of the property is a driveway providing ample off-road parking and access to the double garage with further lawns and shrubs adding curb appeal!

This family home must be viewed to see its potential, and standard of finish!

St Davids is a popular Cathedral City which is situated on the North Pembrokeshire Coastline some fifteen miles or so North West of the County and Market Town of Haverfordwest. St Davids has the benefit of numerous amenities, including schools, surgeries and supermarkets.



DIRECTIONS

From Haverfordwest exit the town on the St Davids Road and continue on this road for approximately 14 miles. On reaching St Davids, pass the petrol station on the left, turn right at first roundabout onto Glasfryn Road, carry on until this road ends at Nun street, turn left, the property will be found shortly afterwards on the left-hand side. What3Words: [///dislodge.green.stun](https://www.what3words.com/?q=///dislodge.green.stun)

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