

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 Private Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas Central Heating

TAX: Band D

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

JETH/ESL/04/26/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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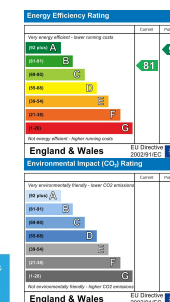


4 Bishops Court, St Davids, Pembrokeshire, SA62 6NR

- No Onward Chain
- Two Double Bedrooms
- Beautifully Presented Internally and Externally
- Garage and Driveway
- Gas Central Heating
- Detached Bungalow
- Close to Amenities And Coast
- Garden To Rear
- Double Glazing
- EPC Rating: B

£330,000

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The Agent that goes the Extra Mile





A fantastic opportunity to purchase an immaculately presented detached bungalow built in 2020, with a 10 Year LABC new home warranty. The property is located in Bishops Court, which is just a short walk from the centre of St Davids and town and is a short walk to St Davids City Centre and Caerfai Bay.

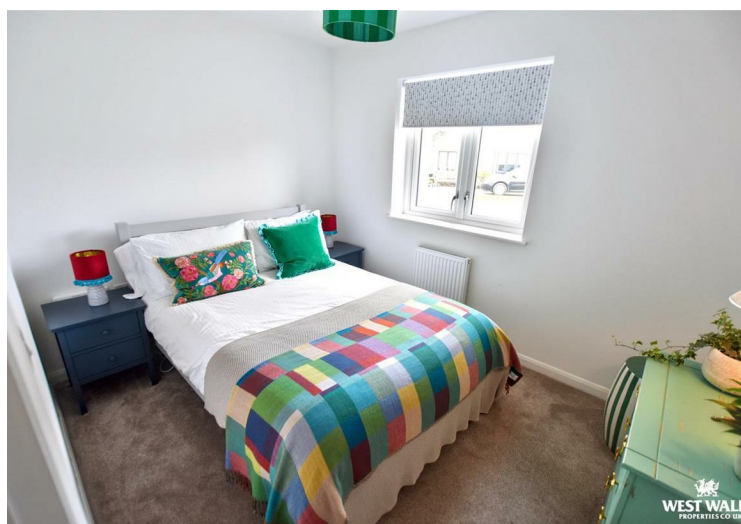
The accommodation briefly comprises of an entrance hall, open plan living room/dining area, kitchen, two double bedrooms and a bathroom. The property is beautifully presented with a neutral decoration and a high standard of finish, benefitting from gas central heating and double glazing.

Externally the property is accessed via a block paved driveway, offering ample off road vehicular parking and leads to a single garage which has power and light. There is a lawned front garden and a South facing rear garden, which is also laid to lawn with a patio seating area leading off from the French doors in the living room.

The property would make an ideal family home, retirement or a holiday home/investment purchase, and with the further appeal of no onward chain - viewing is highly recommended!

St Davids is a popular Cathedral City situated on the North Pembrokeshire Coastline, some 15 miles North West of the County Town of Haverfordwest. Renowned for its Cathedral and Bishops Palace, St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Banks, Doctors and Dentists surgeries, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops and a Supermarket 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. Lying within the Pembrokeshire Coast National Park, St Davids is a focal point on one of



DIRECTIONS

From our Haverfordwest Office take the St Davids Road. Continue on this road for approximately 14 miles until you reach St Davids. Upon entering the town, you will go over some speed bumps and pass the school on your right. At the mini roundabout, take the third exit and continue. Then, take the second left and follow the road until you see a right turn. Take that right turn to follow the road, and you will find the property located on the corner of the right-hand side. What3words tint.rang.bluntly

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