



9 Maes Y Mynach, St. Davids – SA62 6QG
£320,000

jjmorris.com



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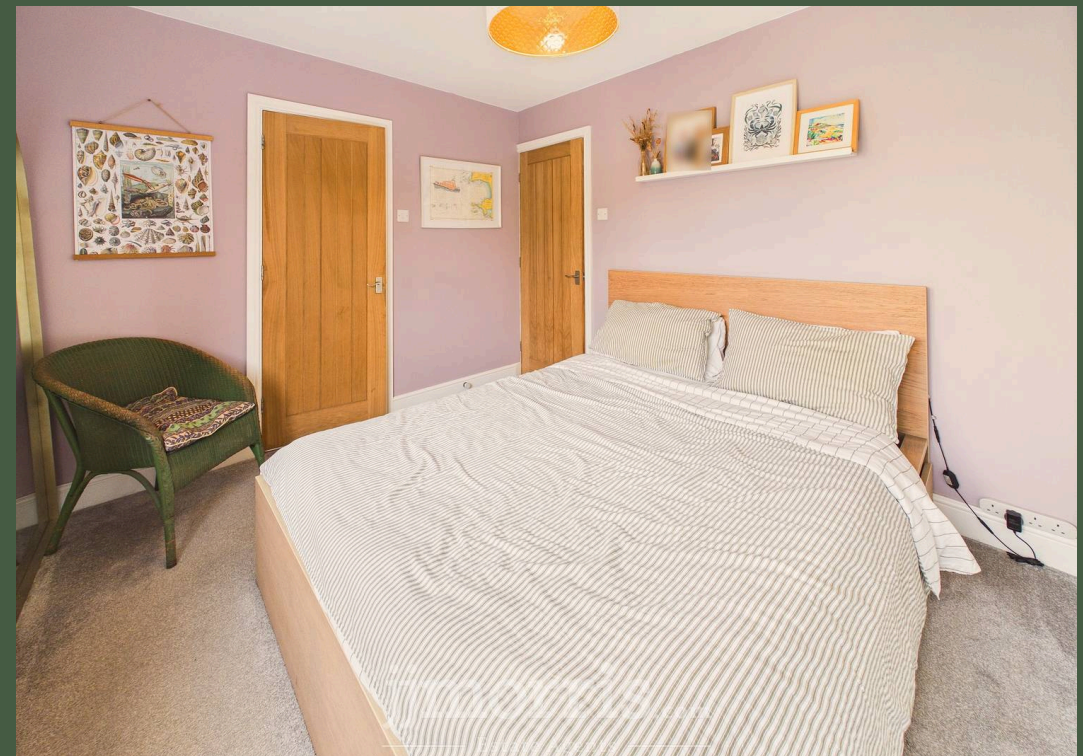
St. Davids, Haverfordwest

This well presented two bedroom detached bungalow presents a rare opportunity to acquire a well-located property with sea views, situated within walking distance of St Davids. The property is offered with planning permission (reference NP/25/0393/FUL) for single storey extensions to the north and south elevations, allowing for the creation of an additional bedroom and a family room, which provides excellent scope for future enhancement and personalisation.

Internally, the bungalow features two well-proportioned double bedrooms, each benefiting from natural light and flexible layout options to accommodate a range of furniture and storage solutions. The property is ideally suited as a first time purchase, offering a practical and manageable layout for individuals, couples or small families looking to buy a home in this desirable coastal setting. The living accommodation is arranged to maximise the outlook towards the sea, with principal rooms positioned to take advantage of the views. The kitchen is a spacious room, ideal for entertaining or enjoying meals as a family, with access to the garden and the conservatory. The property is approached via a driveway providing off road parking for two vehicles, enhancing convenience for residents and visitors alike. The bungalow's detached status ensures a good degree of privacy and independence, while its proximity to local amenities in St Davids supports a comfortable and connected lifestyle. Externally, there is a front garden with a paved patio area, perfect for watching the sunset over the sea while. The lawned area wraps around to the side path, which leads to the kitchen door and the rear garden.









**Entrance Hall**

A generous size entrance porch with ample space for coats, shoes and storage laid with tiled flooring.

Kitchen/Diner

A beautifully presented, bright and airy kitchen diner fitted with a range of modern units and appliances, leading through to the living room and conservatory, also providing side access to the garden.

Living Room

A cosy living room with sliding doors overlooking the playing field and sea views beyond, benefiting from ample natural light. The property has planning permission to move the living room and this room would be the third bedroom.

Conservatory

Located off the kitchen via French doors, giving 180 degree views towards the sea, ideal for a workspace or you can utilise the planning permission to extend this room and turn this into the living room, which would then allow for a third bedroom where the current living room is.

Bedroom One

The master bedroom overlooks the rear garden, with room for a double bed and wardrobes and benefits from an en-suite shower room.

Bedroom Two

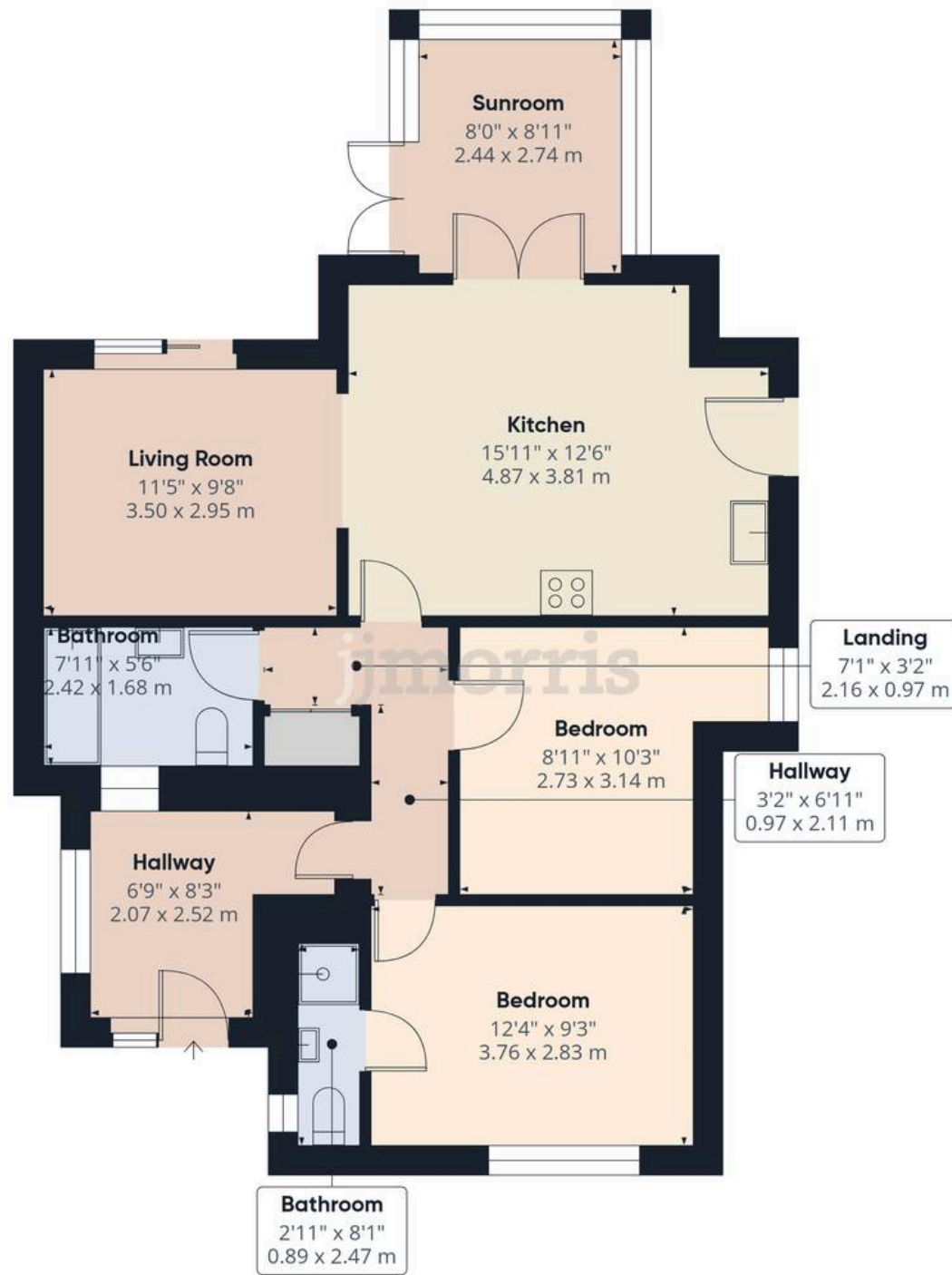
A further double bedroom with a generous storage cupboard.

Bathroom

A modern family bathroom with a shower over the bath, a sink vanity and a WC, laid with tiled flooring.

PLANNING REFERENCE

NP/25/0393/FUL





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