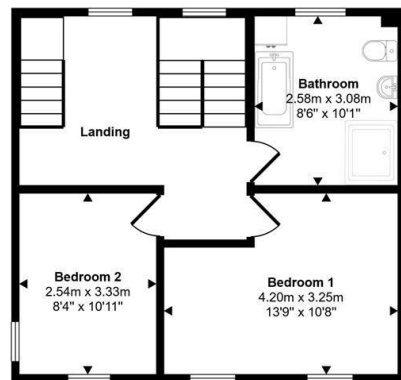


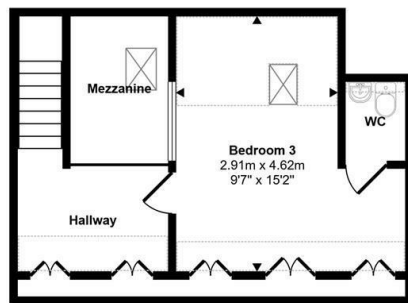
Approx Gross Internal Area
125 sq m / 1344 sq ft



Ground Floor
Approx 52 sq m / 557 sq ft



First Floor
Approx 45 sq m / 480 sq ft



Second Floor
Approx 29 sq m / 307 sq ft

Denotes head height below 1.5m

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 Mains Drainage, Mains Electric, Mains Water

HEATING: Gas

TAX: Exempt

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

CFH/AMA/06/25/OK

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

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

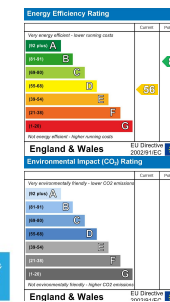


Park House, 28 New Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6SS

- Period Cottage with Character Features
- Centrally located in St Davids
- 3 Bedrooms
- Open Plan Kitchen / Dining Room
- 21' Sitting Room
- Bathroom /Shower Room
- Enclosed Garden nearby
- Gas Central Heating
- No Chain
- EPC D

Price £375,000

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The Agent that goes the Extra Mile





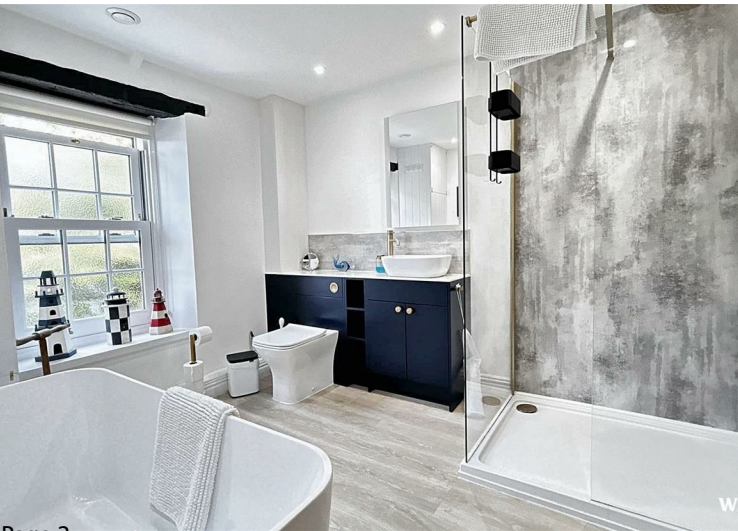
An very attractive 19th-century semi-detached cottage set over three floors, is the perfect blend of original features and modern comforts, a cosy haven with plenty of space. Situated in a tucked away lane in the centre of the tiny city of St Davids, this cottage is an absolute gem with its character features including exposed stone walls, original beams and stripped-back floorboards.

The accommodation comprises on the Ground floor: Entrance hallway leading to the open plan kitchen/dining area which provides a sociable space, living room with fireplace and log burner, utility shed with space for the washing machine, tumble dryer and fridge. First floor: Leading two bedrooms and a family bathroom. Second floor: Mezzanine area leads to third bedroom with a WC.

Externally approximately 20 yards away from the cottage a path leads to a delightful enclosed walled garden with lawned area, patio seating area and shed. This property would make an ideal family home or a holiday home/investment purchase, please contact the office to arrange your viewing!!

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, 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 the most spectacular and unspoilt coastlines in the country, famous for the coastal path, with an abundance of wildlife.



DIRECTIONS

From our office in Haverfordwest, take the A487 to St David's. Go straight ahead at the mini-roundabout, follow the road down the High St, and bear right at Cross Square, follow the road around the one way system, down Nun Street, right into New Street. Proceed along there is a small lane after the turn off to the RAFA club and opposite the Seion Chapel Park House can be found further along on your left hand side tucked away off New Street What3Words///skippers.oxidation.unpacked

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