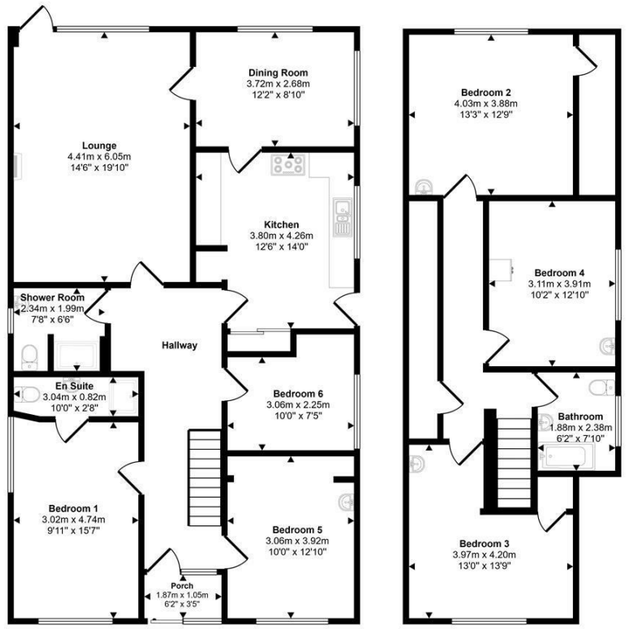
Approx Gross Internal Area
183 sq m / 1975 sq ft



Ground Floor
Approx 116 sq m / 1253 sq ft

First Floor
Approx 67 sq m / 722 sq ft

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

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

IRK/ESL/06/26/LG/OK
FACEBOOK & TWITTER
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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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TELEPHONE: 01437 762626

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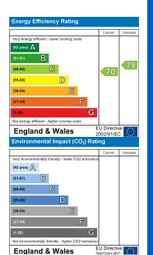
www.westwalesproperties.co.uk

46 Bryn Road, St. Davids, Haverfordwest, Pembrokeshire, SA62 6QU

- **Detached Dormer Bungalow**
- **Low Maintenance Garden**
- **Rooms With En-Suite's/Wash Hand Basins**
- **No Onward Chain**
- **Gas Central Heating**
- **Up To Six Bedrooms**
- **Ample Off Road Parking**
- **Close To City Centre**
- **Two Reception Rooms**
- **EPC Rating; C**



Offers In Excess Of £400,000

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The Agent that goes the Extra Mile

46 Bryn Road is a detached dormer bungalow ideally situated within walking distance of the heart of St Davids, offering easy access to the city's renowned cathedral, the historic Bishop's Palace, and a range of local shops, caf☏s, and amenities.

The flexible accommodation is arranged over two floors and can be configured to suit a variety of needs. The ground floor comprises an entrance hall, living room, separate dining room, kitchen/breakfast room, shower room, and three bedrooms, one of which benefits from an en-suite. The first floor provides a further three bedrooms, each with a wash hand basin, making the property suitable for family living, visiting guests, or multi-generational occupation.

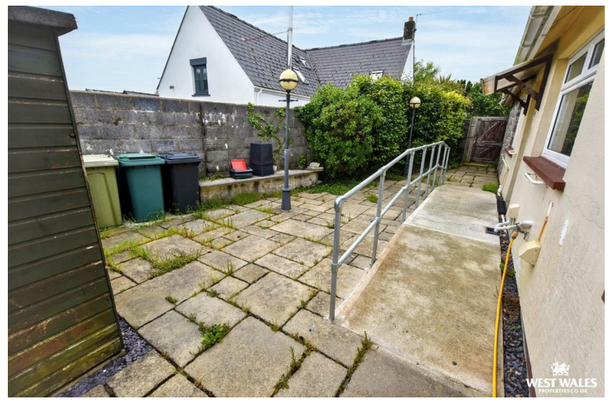
The property benefits from double glazing, gas central heating, and is offered to the market with no onward chain.

Externally, a driveway to the front provides ample off-road parking, while the rear features a low-maintenance patio garden with accessible ramps, creating an outdoor space that is well suited to those with mobility requirements.

A versatile home in a convenient location within Britain's smallest city, offering excellent potential for a range of buyers.

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 the most spectacular and unspoilt coastlines in the country.



DIRECTIONS

From our office in Haverfordwest take the A487 towards St Davids. Follow the one way system round the town, down New Street, turning right into High Street, Entre the city centre and proceed down the left hand side of the Square, bearing the left into Goat Street, Take the left hand turn onto Mitre Lane, and then turn left onto Bryn Road, where the property will be found on the right hand side. What3Words: ///ferrying.profiled.chatting

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