Approx Gross Internal Area
111 sq m / 1198 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.

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
HEATING: Gas
TAX: Band Currently exempt, previously E

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

CFH/ESL/09/25/OK EJL

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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
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626



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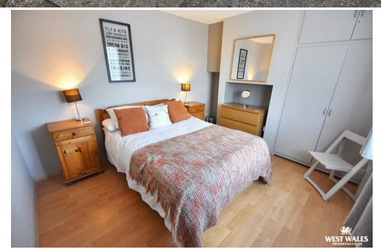
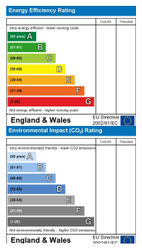
www.westwalesproperties.co.uk



## Gwyndy Bach, 52 New Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6SS

- Detached Dormer Bungalow
- Open Plan Living Room/Diner
- No Onward Chain
- Garden To Rear
- Downstairs Bathroom And Bedrooms
- Four Double Bedrooms
- Well Presented
- Located In The Centre Of St.Davids
- Off Road Parking
- EPC Rating: TBC




## Price £375,000

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12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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***The Agent that goes the Extra Mile***

A detached dormer bungalow located in the centre of St.Davids, close to the cathedral, amenities and transport links. This property is being sold with the benefit of no onward chain, making it a fantastic investment, a family home, or would suit well for retirement.

The layout of the property briefly comprises of an entrance hall leading to the kitchen which is fitted with modern base and eye level units and has space for a breakfast table, a downstairs bathroom with overhead shower, and a living room/diner with feature wood burning stove. The living room leads through to two double bedrooms on the ground floor, both served by fitted wardrobes. On the first floor is an open landing area which makes for a fantastic office space/sitting area, progressing on to the two further double bedrooms. The property is well presented with neutral tones throughout, and is served by double glazing and gas central heating.

Externally, there is a driveway to the front providing off road parking for approximately three cars, and pedestrian access to the rear of the property where the front door is located. There is a patio seating area progressing onto a lawned garden, with hedgerow boundaries and some outbuildings for external storage space.

Viewing is highly recommended on this conveniently located and comfortable family home!

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. Renowned for its Cathedral and Bishops Palace, St Davids has the benefit of numerous amenities and facilities.

## DIRECTIONS

From the Haverfordwest take the A487 for 16 miles to St Davids. Enter the city centre and follow the road round onto Nun Street, then take the right hand turn into New Street. Continue on this road, and the property will be found on the left hand side, opposite CK's supermarket. What3words: ///processor.saddens.solutions

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