



Floorplan

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 Band: E

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

SSG/ESL/01/25/OK

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

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## 5 Bryn Road, St Davids, Haverfordwest, Pembrokeshire, SA62 6SG

- Detached Bungalow
- Sea Views To Rear
- En-Suite Shower Room
- Low Maintenance Garden To Rear
- Centre Of St.Davids
- Very Well Presented
- Two Double Bedrooms
- Dining Room/Study/Third Bedroom
- Off Road Parking
- EPC Rating: D

Offers Over £290,000

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***The Agent that goes the Extra Mile***





Welcome to 5 Bryn Road, a very well-appointed detached bungalow located on a back street just yards away from St.Davids city centre. This hidden gem of a property briefly comprises of an entrance hallway, living room, dining room/study which could be utilised as a third bedroom, kitchen, conservatory, two double bedrooms, en-suite shower room and family bathroom. The property is very well presented, with a neutral decoration and hard flooring throughout. The property benefits from double glazing and gas central heating.

Externally, a driveway to the front provides off-road parking for two cars. To the rear is a low-maintenance garden which is laid to a patio and enjoys coastal views from the conservatory. With the added appeal of no onward chain, this one is not to be missed! Viewing is highly recommended!

St Davids is situated on the most westerly tip of Wales. Lying within the Pembrokeshire Coast National Park, it is a focal point on one of the most spectacular and unspoilt coastlines, famous for its coastal path, with an abundance of wildlife.

It is a popular Cathedral City situated some fifteen miles or so northwest of the county and market town of Haverfordwest. Renowned for its Cathedral and Bishops Palace, and as Britain's smallest city, St Davids benefits from numerous amenities including schools, pubs, restaurants, hotels, art galleries, gift shops and a supermarket.



## 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 Mire Lane, where you will see number 5 on the right-hand side as you join Bryn Road. What3Words: apart.rinse.remaining

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.