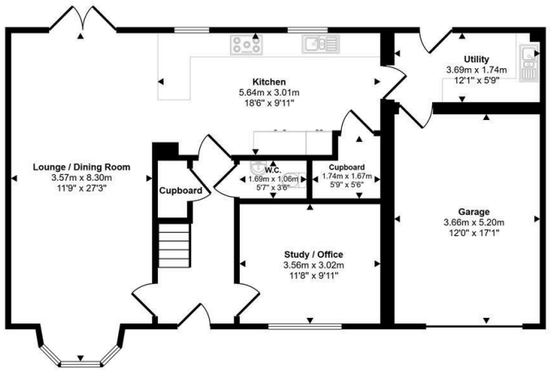
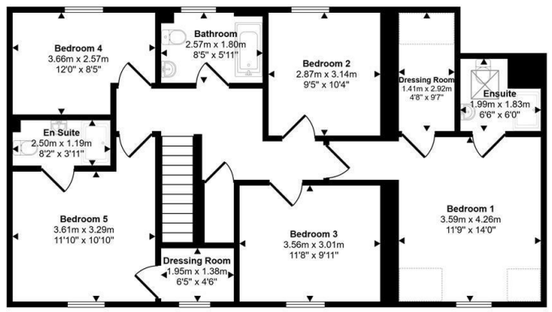
Approx Gross Internal Area
197 sq m / 2117 sq ft



Ground Floor
Approx 99 sq m / 1069 sq ft



First Floor
Approx 97 sq m / 1049 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.

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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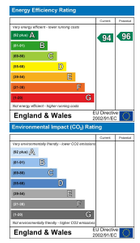






7 Llys Menevia, St Davids, SA62 6FN

- Detached Five Bedroom Executive Home
- Two Bedrooms with Dressing Rooms & En-Suite Shower Rooms
- Air Source Heat Pump & Solar Panels
- Enclosed Rear Garden with Patio
- Located on the Edge of St Davids
- Open-Plan Kitchen, Dining & Living Area
- Study/Home Office & Separate Utility Room
- Integral Garage & Block Paved Driveway
- Countryside Views Towards Carn Llidi
- EPC: A



Price £600,000

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The Property Ombudsman

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7, Llys Menevia, St Davids SA62 6FN

Situated within the sought-after Llys Menevia development on the edge of St Davids, this detached family home enjoys an enviable position with views across the surrounding countryside towards Carn Llidi and the Pembrokeshire coastline. Built to a high specification, the property combines contemporary design with energy-efficient features including solar panels and an air source heat pump.

The accommodation is arranged around a welcoming entrance hall, with a study providing an ideal space for home working. To the rear of the property is a superb open-plan kitchen, dining and living area fitted with contemporary units, integrated appliances and a central island. The current owners have further enhanced this space with decorative panelling to the breakfast bar and kitchen, a stylish splashback behind the cooker and a bespoke window seat to the bay window, creating an ideal setting for everyday living and entertaining. French doors open directly onto the rear patio and garden, making the most of the surrounding outlook. A utility room, ground floor WC and integral garage complete the ground floor.

The first floor offers five bedrooms, providing flexible accommodation for families and guests alike. The principal bedroom benefits from a dressing room and en-suite shower room, while a second bedroom also enjoys its own dressing room and en-suite facilities. Three further bedrooms are served by a contemporary family bathroom. Throughout the property, the owners have installed carpets, flooring, fitted blinds and shutters, together with towel rails to all bathrooms and WCs, enhancing both comfort and practicality. Built-in wardrobes have also been fitted with hanging rails to maximise storage.

Externally, the property is approached via a block-paved driveway providing off-road parking and access to the integral garage. The garage has been fitted with a washing machine connection and benefits from infrastructure already in place for an electric vehicle charging point, together with a three-phase power supply to the meter cupboard should it ever be required. The enclosed rear garden is laid mainly to lawn with a paved seating area, post and rail fencing beyond the rear boundary and a secure side access gate. The property also benefits from a dog flap, making it ideal for pet owners. Further practical features include a partially boarded loft with an easy-access loft ladder, providing useful storage space and housing the solar panel control equipment.

Located within walking distance of the centre of Britain's smallest city, St Davids offers a range of independent shops, cafes, restaurants, the historic cathedral and easy access to the renowned Pembrokeshire Coast Path and nearby beaches, making this an excellent opportunity for those seeking a permanent residence, coastal home or holiday retreat.







DIRECTIONS

From the West Wales Properties office in Haverfordwest, proceed out of the town on the A487 following signs for St Davids. Continue along the A487 through Simpson Cross, Roch, Newgale and Solva, remaining on the A487 towards St Davids. Upon entering St Davids, continue straight over the roundabout and follow the road downhill towards the city centre. At the bottom of the hill, take the third exit into Nun Street. Continue past the fire station and Ysgol Penrhyn Dewi, then take the left turn into the Llys Menevia development. Follow the estate road and continue to No. 7 Llys Menevia, which will be found on your right-hand side. What3words: ///deriving.spokes.degree

GENERAL INFORMATION

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
HEATING: Air Source Heat Pump
TAX: Band G
We would respectfully ask you to call our office before you view this property internally or externally

IRK/CFH/07/26/OKCFH

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LOCATION AERIAL VIEW

