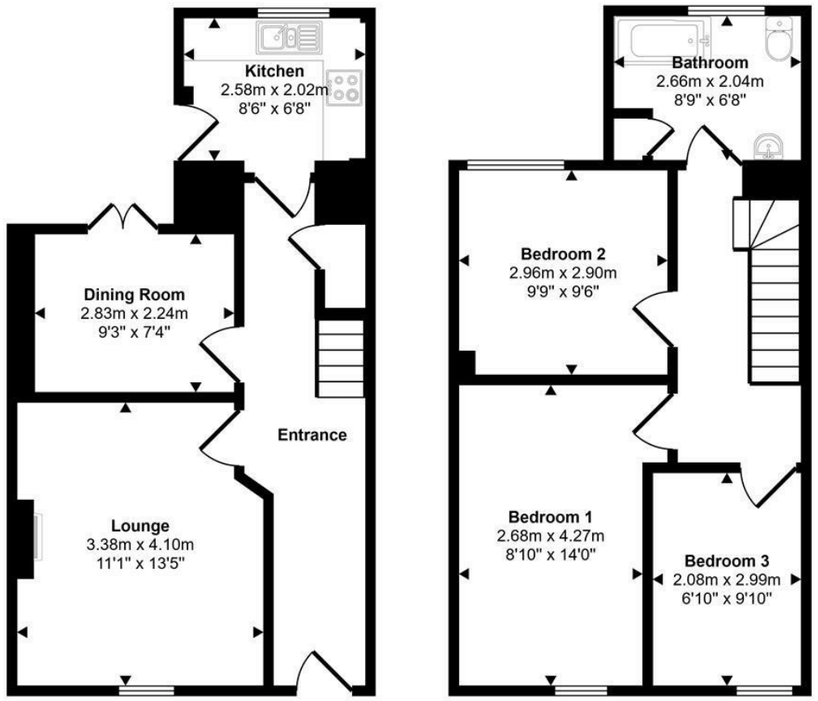
Approx Gross Internal Area
81 sq m / 871 sq ft




Ground Floor
**Approx 39 sq m / 424 sq ft**




First Floor
**Approx 42 sq m / 447 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 Drainage, Mains Electric, Mains Water, Gas
HEATING: Gas underfloor
TAX: Band E

CFH/ESL/12/24/OKSSG

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



01437 762626
www.westwalesproperties.co.uk



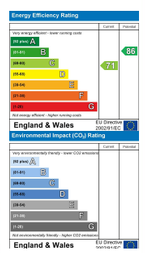







## 27 Goat Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6RF

- Charming Character Cottage
- 2 Reception Rooms
- Garden To Rear
- Gas Central Heating
- No Onward Chain
- Three Bedrooms
- Refurbishment By Current Owners
- Centrally Located in St Davids
- Grade II Listed
- EPC Rating: C

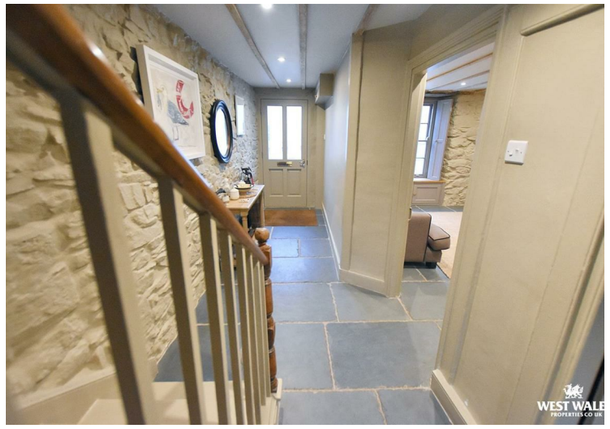



**£325,000**

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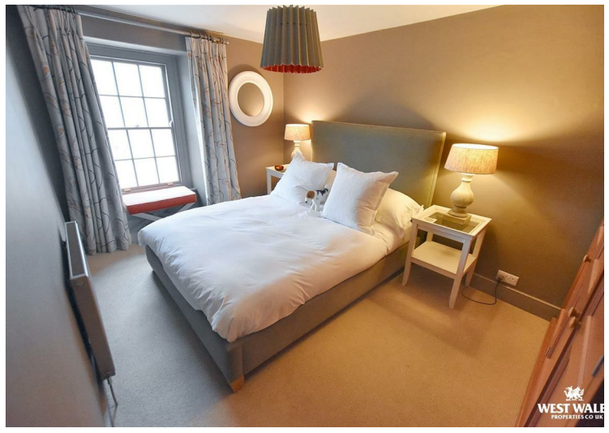
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

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























27 Goat Street is a charming mid-terrace Grade II listed cottage, situated merely 200 yards from Cross Square in the heart of St.Davids. The property is within walking distance of the iconic Cathedral and all amenities in town.

The layout of the property briefly comprises of an entrance hall, lounge, dining room and kitchen. On the first floor are three bedrooms and a family bathroom. The property has been sympathetically renovated by the current vendors blending modern comfort with timeless charm. The property is served by double glazed sash windows and underfloor heating.

Externally, there is a patio seating area to the rear which is accessible through both the kitchen and the French doors in the dining room. Steps then lead up to a further seating area aside a stone outbuilding, then progressing onto a lawned garden.

With the added appeal of no onward chain, this is a fantastic family home in the centre of a community, or an ideal second home/holiday let investment. 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 the coastal path, with an abundance of wildlife.

It is a popular Cathedral City situated some fifteen miles or so North West 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 Fishguard take the A487 towards St Davids. Follow the one way system round the town, down New Street, turning right into High Street, proceed down the left hand side of the Square, past HSBC bank, bearing the left into Goat Street, 27 Goat Street is on the left-hand side. What3Words: deck.loves.dugouts.

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