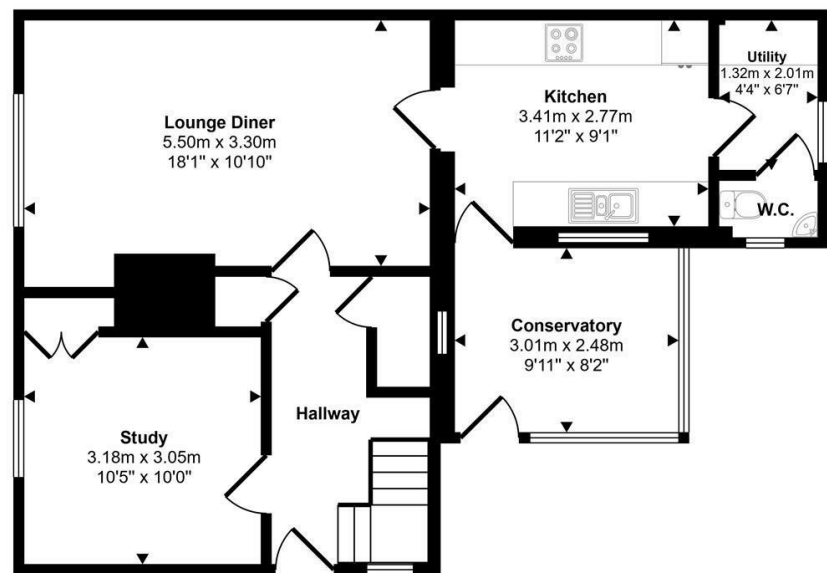
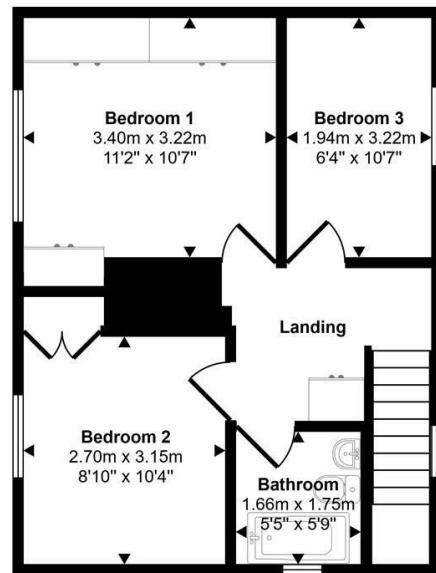


Approx Gross Internal Area  
105 sq m / 1131 sq ft



Ground Floor  
Approx 65 sq m / 695 sq ft



First Floor  
Approx 41 sq m / 436 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.

View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Mains Gas, Mains Drainage, Mains Water, Privately Owned Solar Panels  
Tenure: We are advised Freehold  
Tax: D

AGENTS NOTE: This property is subject to a Local Authority Covenant restricting the sale to a purchaser who has lived or worked in the former Dyfed area for the last 3 years.

CFH/ESL/02/25/OK

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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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

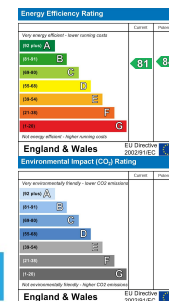


## 23 Heol Dewi, St Davids, Haverfordwest, Pembrokeshire, SA62 6NY

- Semi Detached Property
- Centre of St Davids
- Two Reception Rooms
- Utility Room and Conservatory
- Gas Central Heating, Double Glazing, Solar Panels
- Three Bedrooms
- Delightful Family Home / First Time Buy
- Downstairs WC
- Local Purchaser Restriction Applies
- EPC Rating: B

Offers In Excess Of £230,000

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







Welcome to 23 Heol Dewi, a well presented semi-detached house located close to the centre of St David's within walking distance of amenities, transport links and the historic cathedral. The layout of the property briefly comprises of an entrance hall, open plan lounge/diner, study/downstairs bedroom, kitchen, conservatory, utility room and WC to the ground floor. On the first floor are three well proportioned bedrooms and a family bathroom. The property is served by double glazing and gas central heating, with privately owned solar panels providing reduced energy bills.

Externally, a driveway to the front provides off road parking and pedestrian access to the rear. The rear garden has a patio seating area with a garden shed, progressing onto a well maintained lawned garden with a feature pond.

This is a convenient family home or offers a fantastic opportunity for a first time buyer, 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 Fishguard take the A487 to St Davids. Follow the one way system round into New Street, and take the first turning left after the City Inn into Heol Dewi. Take the next left, follow the road and you will find the property on your left hand side. What3Words: porridge.words.fell

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