

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

VIEWING: By appointment only via the Agents.

TENURE: We are advised: FREEHOLD

SERVICES: We have not checked or tested any of the services or appliances at the property. We are advised that the property has private drainage.

TAX: Band CURRENTLY BUSINESS RATED

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

HAL/AMR/12/21/OK/KAB

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.

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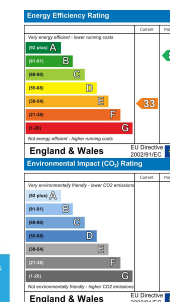


Lleithyr Bungalow Whitesands, St. Davids, Pembrokeshire, SA62 6PR

- DETACHED DORMER BUNGALOW
- WELL PRESENTED
- WALK TO WHITESANDS BEACH
- DESIRABLE RURAL SETTING
- LPG CH & DOUBLE GLAZING
- SUCCESSFUL HOLIDAY LET
- GARDENS FRONT & REAR
- THREE RECEPTION ROOMS
- CLOSE TO ST DAVIDS
- EPC RATING: F

Offers In Excess Of £375,000

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The Agent that goes the Extra Mile





This delightful dormer bungalow is situated within walking distance from St David's famous Whitesands beach and is currently being run as a successful holiday let. With three bedrooms and three reception rooms, this well presented property would make an ideal investment or family home.

Benefitting from double glazing and LPG central heating, the accommodation briefly comprises: Conservatory, kitchen breakfast room, lounge with multi fuel stove, dining room, and bathroom on the ground floor. Stairs from the dining room lead up to a shower room and three bedrooms, two of which are doubles.

Externally the property is gated and has a lawned garden to the fore with mature tree and shrub borders. The rear garden is mainly laid to lawn, again with mature trees and shrubs. The garage has been divided and utilised for storage. The front part is a private maintenance store used by the owners, and the rear section is for guests and has a handy utility area. The property is located close to Lleithyr Holiday Park, which has a convenience store, open during high season.

St Davids is a popular Cathedral City 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 which include secondary and primary schools, chapels, banks, public houses, restaurants, hotels, art galleries, gift shops, and a supermarket etc. The beautiful Pembrokeshire coastline is within easy reach at Caerfai beach, and of course the sandy surfing beach at Whitesands on your doorstep. The picturesque harbour at Solva, and Abereiddy beach with the 'Blue Lagoon' all within easy driving distance.



CONSERVATORY

6'11 x 19'6 (2.11m x 5.94m)

KITCHEN BREAKFAST ROOM

7'3 x 19'2 (2.21m x 5.84m)

LOUNGE

12'11 x 16'9 (3.94m x 5.11m)

DINING ROOM

13'7 max x 12'1 max (4.14m max x 3.68m max)

BATHROOM

9'7 x 6'9 max (2.92m x 2.06m max)

LANDING

BEDROOM 1

12'8 max x 9'2 max (3.86m max x 2.79m max)

SHOWER ROOM

4'1 max x 6'7 max (1.24m max x 2.01m max)

BEDROOM 2

10'9 x 9'1 (3.28m x 2.77m)

BEDROOM 3

7'4 max x 7'5 max (2.24m max x 2.26m max)

GARAGE STORE (OWNERS)

10'6 x 10' (3.20m x 3.05m)

GARAGE STORE (GUEST)

21'11 x 10' (6.68m x 3.05m)



DIRECTIONS

From our office in Fishguard follow the A487 to St David's, turn right by the rugby club, and then take the first left-hand turn. Follow the road towards Whitesands, at the golf course turn right, follow the road for a short distance where you will find the property on your left-hand side.

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