

The Tithe Exchange
9 Victoria Place
Haverfordwest
SA61 2JX

01437 762538

www.rklucas.co.uk info@rklucas.co.uk

Alexandra House
69 Charles Street
Milford Haven
SA73 2HA

01646 695713

Chartered Surveyors | Valuers | Auctioneers | Estate Agents | Energy Assessors



Offers In Excess Of £350,000

5, The Pebbles, St Davids

Pembrokeshire SA62 6RD

A two storey end of terrace stone built cottage set in the historic centre of St Davids within "The Pebbles" and facing approximate north-west directly overlooking the Cathedral. The Close and the rugged outcrops of Carn Llidi beyond. Indeed the property provides spectacular views over a route to the Cathedral which pilgrims have trodden for centuries.

The historic significance of this location is quite overwhelming as this small Cathedral City is one of the prime jewels in Pembrokeshire's crown, bustling in the summer months and then reverting to an aura of quietness over the winter period.

- Character dwelling
- Rural views to Carn Llidi beyond
- Court garden with small parking space.
- Directly overlooks Cathedral
- Full gas fired central heating
- Improveable

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St Davids is set within the boundaries of the Pembrokeshire Coast National Park, an area of outstanding beauty. The renowned sandy bay at Whitesands is just a few miles away, whilst there are many interesting coves and sandy bays within easy motoring distance. The location also provides ample walking opportunities within this unspoilt coastline. St Justinians with its access to Ramsey Island is also nearby.

The City offers a highly active local community with many activities revolving around the Cathedral itself. There are many local shops together with a Year 3 to 15 new Primary/Secondary school.

The property, set in a conservation area, although not listed, boasts immense character yet offers a virtual blank canvas for improvement and modernisation to suit. One of the house's unique qualities, once inside, is the feeling of privacy and quiet from the bustle of St Davids. The interior is heated by a full gas fired central heating system with modern boiler. Within the grounds, is a small car parking space - such parking facilities in St Davids come at a premium.

Entrance Hall

With solid entrance door, terrazza tiled floor, radiator, understairs store, central heating thermostat, book shelf recess.

Sitting Room 14'5" into bay x 13'5" (4.4m into bay x 4.1m)

Feature bay window directly overlooking the Cathedral. Open fireplace, radiator.

Dining Room (rear) 13'1" x 12'1" (4m x 3.7m)

Open fireplace, radiator.

Kitchen/Breakfast Room 13'1" x 8'6" (4m x 2.6m)

Single drainer stainless sink unit. Base cupboards with laminate work surfaces, matching double wall cupboard, gas point, part tiled walls, store cupboard.

Rear Hall

A newer extension with uPVC double sealed entrance door, ceramic tiled floor.

Shower Room 8'2" x 4'7" (2.5m x 1.4m)

A modern double shower with screen, pedestal hand basin, low flush wc., part tiled walls, double sealed window, heated towel rail.

From the Hall a staircase rises to the ...

First Floor Landing

Bathroom 'L' shaped 7'10" x 6'6" max (2.4m x 2m max)

Twin grip panelled bath, pedestal hand basin, low flush wc., radiator, shaver point.

Bedroom 1 (front) 14'5" x 13'5" (4.4m x 4.1m)

Superb views from the bay window, radiator.

Bedroom 2 (rear) 12'1" x 11'5" average (3.7m x 3.5m average)

Overlooking the garden, radiator, store cupboard and providing access to an ...

Attic Store/Dressing Room 13'5" x 9'0" (4.1m x 2.76m)

Worcester wall mounted central heating boiler, radiator, partial low headroom.

Outside

To the front of the property, a stone court wall encloses a raised flower bed with shrubberies. There is parking to the side for the smaller vehicle, with pedestrian gate leading to the rear garden. High stone walls surround a completely private and sunny back garden, which includes a good sized garden shed that could perhaps be converted and utilised as a studio/office.

General Notes

Tenure: The property is freehold.

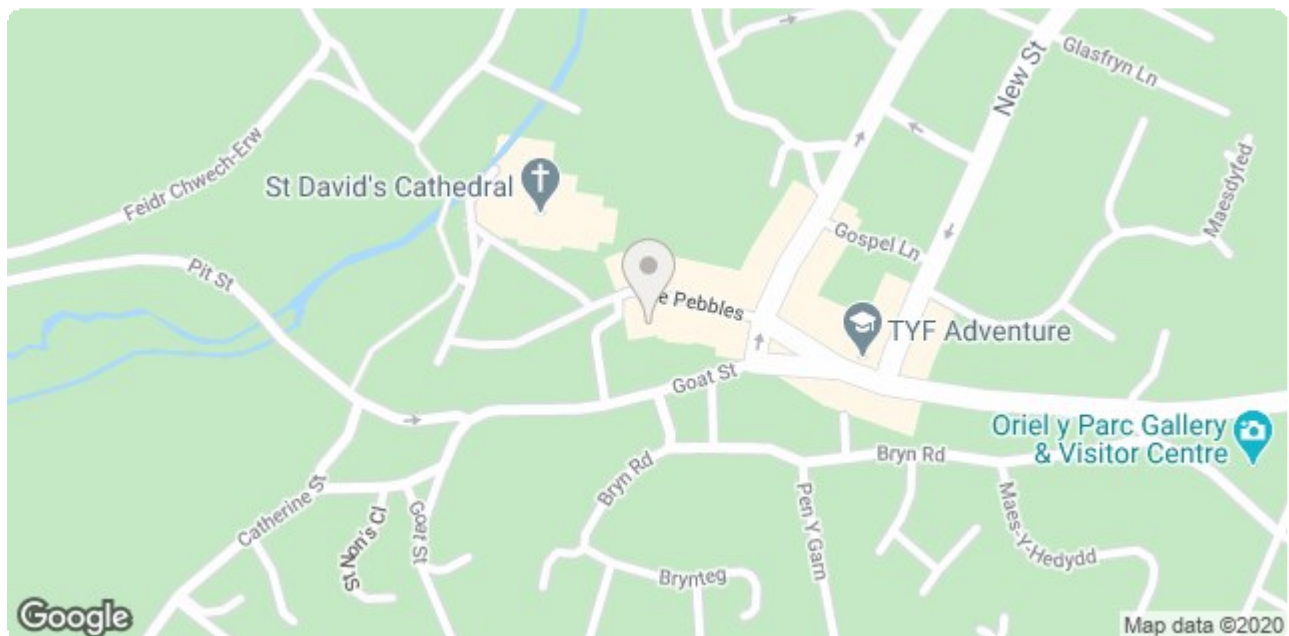
Viewing: By appointment with R K Lucas & Son

Services: All main services connected.

Fixtures & Fittings: As detailed in the sales particulars.

Note: In the eastern side of the court garden is a small area which incorporates Japanese Knotweed. The vendors have advised us that an Insurance backed Management Plan has been put in place to eradicate this invasive plant. Information will be provided to the successful purchaser's Solicitors prior to exchange of contracts.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.