

47 Maes Dyfed, St. Davids SA62 6SR



**Asking Price £279,950**



A well-presented three-bedroom semi-detached bungalow offered for sale with no onward chain.

The property comprises 3/4 bedrooms, 2 reception rooms, kitchen, and shower room, and benefits from off-road parking for at least 3 vehicles and a single garage. With well-proportioned accommodation, this home would make an ideal purchase for downsizers, retirees or anyone looking for convenient single-storey living.

Situated near the centre of St Davids, the property is within easy reach of local shops, cafés and the Cathedral, with some of Pembrokeshire's finest coastal scenery a short distance away.



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**Hallway**

Fitted carpet, uPVC front door with glass panel insert and sidelight

**Living room**

Fitted carpet, uPVC double glazed sliding door, decorative fire place.

**Kitchen**

Matching base and wall units, integrated hob and oven, 1.5 drainer sink , double glazed uPVC window to the rear, Vinyl flooring

**Dining room**

Fitted carpet, double glazed uPVC window to the side, double glazed uPVC door to outside

**Bedroom 1**

Fitted carpet, 2 x double glazed uPVC windows to the side

**Bedroom 2**

Fitted carpet, double glazed uPVC window to the side

**Bedroom 3**

Fitted carpet, double glazed uPVC window to the side

**Office/ Bedroom 4**

Fitted carpet, double glazed uPVC window to the front

**Shower Room**

Tiled throughout, shower in cubicle, low flush toilet, hand basin, storage, window

**Garage**

Up & over door

**Outside**

To the front, a driveway provides off-road parking

for at least 3 vehicles and leads to a single garage. To the rear, the property enjoys a private and secure garden, predominantly laid to lawn.

**Additional information**

Tenure: Freehold

Services: All mains services connected  
Local Authority: Pembrokeshire County Council  
Council tax: Tax band E

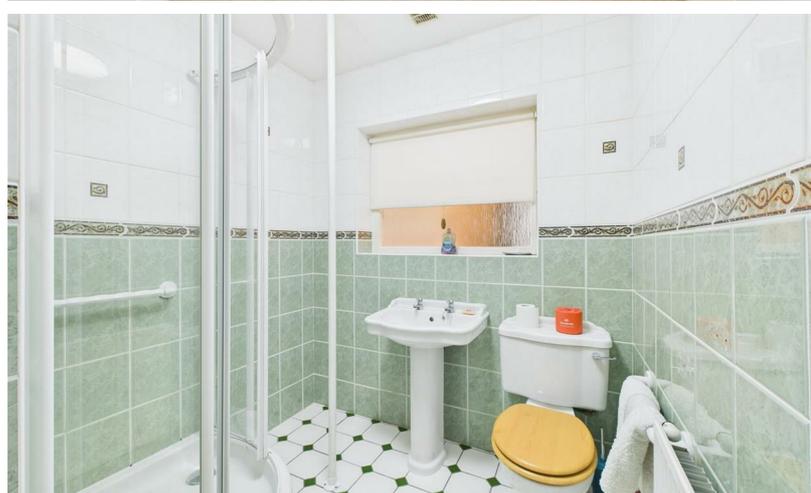
Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

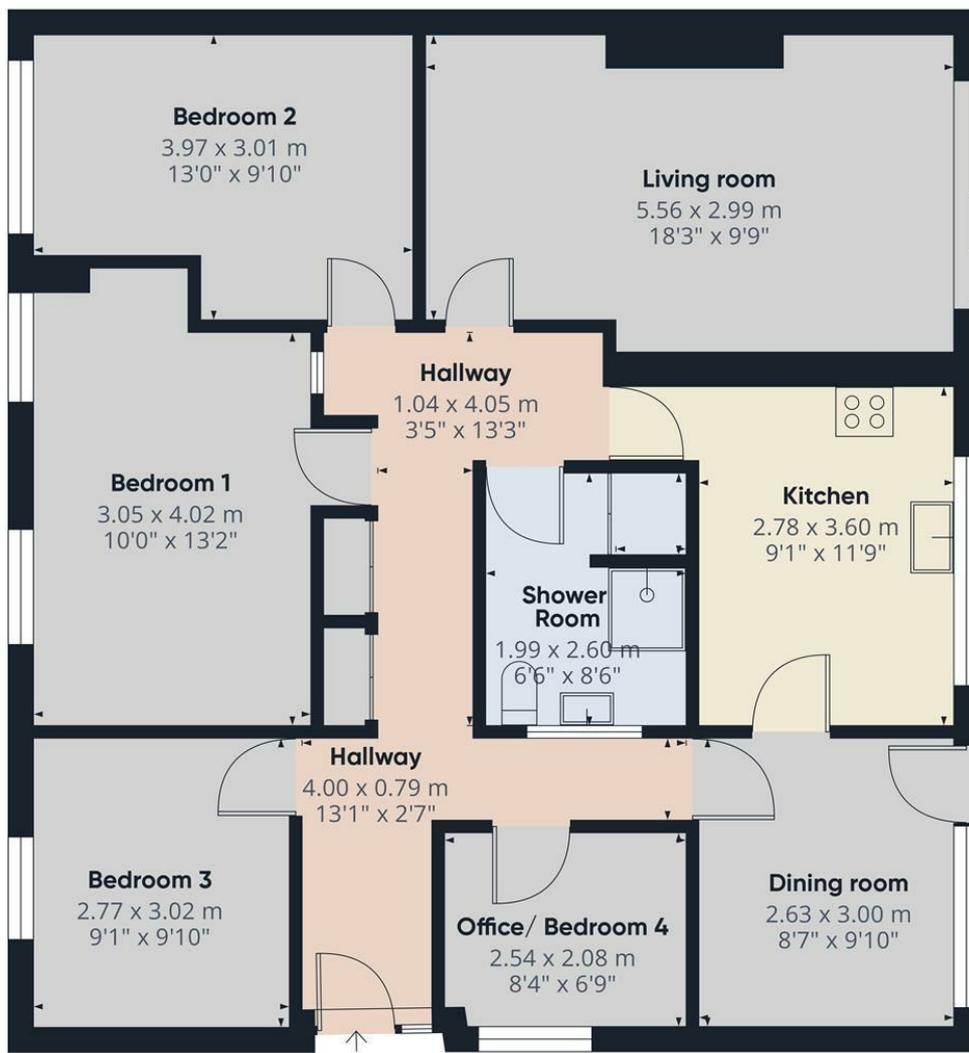
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





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[www.rklucas.co.uk](http://www.rklucas.co.uk)





Approximate total area<sup>1)</sup>  
93.2 m<sup>2</sup>  
1002 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entering St Davids from the East on the A487, follow the one-way system onto New Street. Continue towards the end of New Street, taking the last left hand turn into Maes Dyfed. No. 47 can be found on the left-hand side, shortly after a sweeping left-hand bend. what3words///mimic.hooks.something

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.