



12 Maes- Y- Mynach, St Davids,
Pembrokeshire, SA62 6QG

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk



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SA62 6QG

Offers Over £395,000

This detached 3-bedroom bungalow is set on a quiet close within walking distance of the historic pilgrimage city known as St Davids. This cathedral city is one of the richest areas of history within Pembrokeshire if not Wales. With an array of outstanding beaches on your doorstep, the coastal path running through it and the abundance of nature and wildlife that surrounds it there is no wonder why it makes itself a property in a prime location. With very few properties coming to the market in the area, this is a rare opportunity.

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Registered office address :1 Spilman Street, Carmarthen, Wales, SA31 1LE

Registration number:13486480





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- DETACHED GARAGE
- LARGE DRIVEWAY
- GARDEN
- WITHIN WALKING DISTANCE TO THE CENTRE
- LOCATED IN PILGRIMAGE CITY OF ST DAVIDS
- 3 BEDROOMS
- MASTER BEDROOM WITH SUBSTANTIAL WET ROOM

Tenure: We are advised the property is Freehold.

Information about the property

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The property boasts an ample stoned driveway with a detached garage and sits in the centre of its plot, with gardens surrounding it and, in the distance, you have a clear uninterrupted breath-taking coastal view. The gardens are landscaped in various sections so that there are a variety of areas to enjoy, mainly laid to lawn with an assortment of shrubs makes it a manageable garden to maintain.

Upon entry to the home, you arrive within the hallway from which all rooms are accessed, there are two convenient storage cupboards here.

Leading from the hallway through its partially glazed door into the kitchen/ diner. The L shape kitchen is a spacious room and comprises fitted solid oak cabinetry with complimentary granite style worktop and cream tiled splashback. Well equipped with the following appliances 4 burner gas hob with overhead extractor fan, electric undercounter oven, inbuilt dishwasher, washing machine and larder fridge. This room comfortably houses a dining table and offers a vast amount of storage and worktop space for those that like a large kitchen. The mains gas boiler for the full central heating system is also housed here.



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Moving back to the hallway and to the right is the doorway that leads to the living room, this is a bright and spacious room with glazed French doors that lead on to the back of the property, overlooking the coastal views beyond. Adjacent to this room are double glazed doors that enter the sunroom, a tranquil space to sit or entertain and a substantial size room. The abundance of natural light gained from its panoramic glazing gives this room that feeling & experience of the outdoors whatever the weather. Looking back towards the living room is a focal stoned wall which adds character. Heading back through the living room to the hallway and into the bedroom one a fantastic size room which overlooks the rear of the property with an array of fitted wardrobes and a large, glazed window. To the rear of the room is the ensuite, a substantial room with dimensions of 3.2m x 2m which is partially tiled with non-slip flooring and disabled adaption in place, this is a large wet room with walk in shower, storage, WC, and wash basin. Situated directly behind bedroom one is bedroom two, a large single room which is neutrally decorated and carpeted. This overlooks the driveway.

Across the hallway, near the living room, is bedroom three fitted with ample pine wardrobes. This is a great sized double bedroom which is bright and spacious because of its large double glazed windows.

The family bathroom, partially tiled with a full-size bath with overhead shower, WC and wash basin is located between Bedroom 3 and the porch. The home has been a truly loved family home in occupation since new by the same family and is in an outstanding position on the perimeter of the city. As you would expect in such an area of outstanding beauty, the residents of the close are themselves members of an association and pay a minimal management fee £150 per year in order to retain the integrity of the close.

The detached garage is fully equipped with lighting, electric points and outdoor tap. Access is gained via the electric operated up and over garage door.

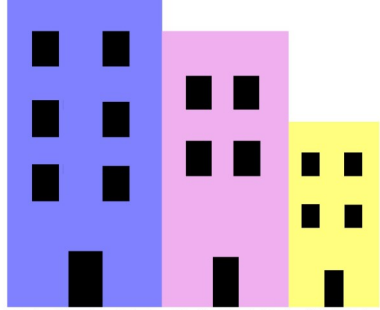


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**PEMBROKESHIRE
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Entrance Hallway

Living Room 5m x 4m

Sun Room 4.3m x 3m

Kitchen / Dining Room 3.8m x 3m

Bedroom One 4.5m x 2.8m

Ensuite (Wet Room) 3m x 2m

Bedroom Two 3m x 2m

Bedroom Three 3m x 3.6m

Family Bathroom 2.6m x 1.6m

Detached Garage

EPC RATING - D

Council Tax Band - E

SERVICES

VIEWINGS

Strictly by appointment only with a member from Pembroke Properties Estate Agents Ltd 01646 562387

GENERAL NOTE

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.



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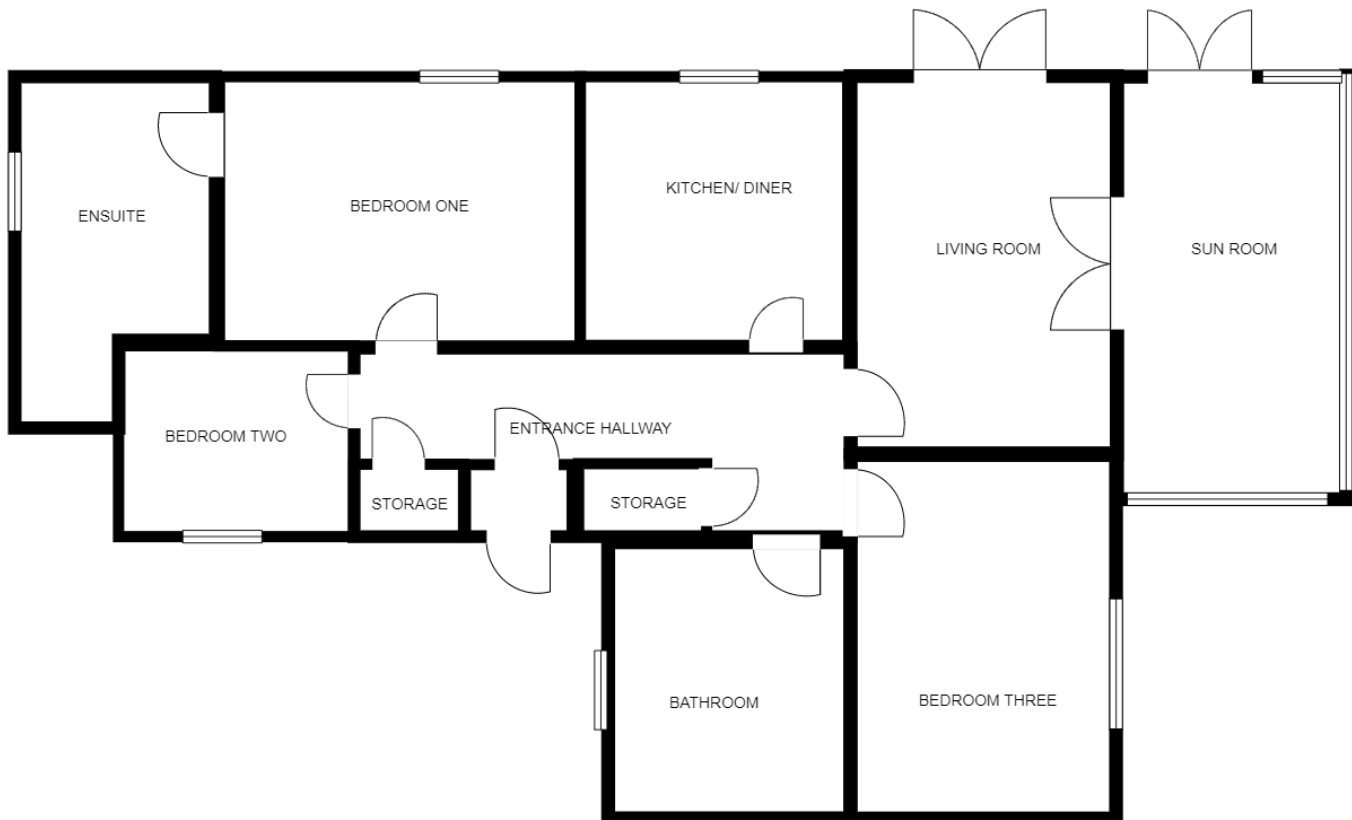
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**PEMBROKESHIRE
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Property Floorplan



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