

TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest



9 Bishops Court | St. Davids | Haverfordwest | SA62 6NR

Immaculately Presented, Contemporary 3 Bedroom Detached Bungalow *Off Road Parking, Gardens & Garden Room* *Sought After Location*

£490,000

- 3 Bedroom Detached Bungalow
- Off Road Parking, Gardens & Garden Room
- Immaculately Presented
- Sought After Location
- EPC Rating B



Property

9 Bishops Court is an immaculately presented, contemporary 3 bedroom detached bungalow situated on the outskirts of the cathedral city of St Davids in the Pembrokeshire Coast National Park. The property offers driveway parking for several vehicles and front and rear gardens together with garden room. The former garage has been converted to extend the living accommodation to provide an L shaped living/dining room opening onto the rear patio and garden. The accommodation briefly comprises; hall, living/dining room, kitchen/breakfast room, bathroom, 3 bedrooms and en suite shower room.

Location

St Davids is set within the Pembrokeshire Coast National Park and is the smallest city in Britain. It is home to the spectacular cathedral sited where there has been an active place of worship since the 6th century, as well as a whole range of local amenities, including boutique shops and restaurants. One of several beaches in close proximity, Whitesands curves north towards the rocky headland of St David's head and is particularly renowned for both opportunities for watersports and its sheltered bays.

Directions

From Haverfordwest, take the A487 to St Davids. At the mini roundabout take 3rd exit towards Fishguard and the entrance to Swn y Mor leading to Bishops Court can be found on the left hand side.

Approached via a paved driveway offering off road parking for several vehicles and path to partially glazed entrance door to

Hall Tiled floor. Radiator. Access to partially boarded loft. Storage cupboard housing gas combi boiler. Partially glazed door to

Living/Dining Room 22'11 (max) x 19'3 (max) (7.01m (max) x 5.89m (max))

L shaped. Shuttered window to front. Glazed door and French doors to rear external. Engineered wood flooring. Chamwood log burner on slate hearth.

Kitchen/Breakfast Room 17'5 x 9'2 (5.33m x 2.80m)

Glazed door to external. Window to rear. Tiled floor. Range of wall and base units with work surface over. Integrated double oven, induction hob with extractor over, fridge/freezer and dishwasher. Porcelain sink and drainer with mixer tap over. Radiator.

Bathroom 8'11 x 5'2 (2.74m x 1.58m)

Obscure glazed window to side. Laminate flooring. Partially tiled walls. Suite comprising bath with shower over, wash hand basin and w/c. Towel radiator.

Bedroom 11'9 x 10'10 (3.59m x 3.31m)

Shuttered window to front. Radiator. Door to

En Suite Shower Room 6'7 x 5'2 (2.03m x 1.58m)

Obscure glazed window to side. Laminate flooring. Shower cubicle, wash hand basin and w/c. Towel radiator.

Bedroom 12'6 x 10'7 (3.82m x 3.25m)

Shuttered window to front. Radiator.

Bedroom 9'5 x 8'3 (2.89m x 2.54m)

Shuttered window to side. Tiled floor. Radiator.

Externally

To the front of the property is a paved driveway offering parking for several vehicles together with lawned garden. Gated paths lead round to the rear of the property where the enclosed garden is laid mainly to lawn with patio, decking with garden room, lean to greenhouse, shed, raised beds and planted borders.





Tenure

We are advised the property is freehold

Services

Mains gas, electricity, water and drainage.

Viewings

Strictly by appointment with Town, Coast & Country Estates



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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