



- Detached 4 Double Bedroom Bungalow
- Bathroom and 2 Ensuites
- Generous Gardens and Ample Off Road Parking
- Walking Distance to St Davids and the Coast

£449,950

EPC Rating 'D'





The Property

Whitewell is a beautifully presented, spacious, detached, 4 double bedroom bungalow, sitting in a generous plot with off road parking and good sized gardens. Approached along a sweeping gravelled driveway, the property is private and secluded whilst being within easy walking distance of both the centre of St Davids and the Pembrokeshire Coast Path. Situated in a much sought after area of the Cathedral City of St Davids, the accommodation briefly comprises; porch, entrance hall, hallway, 4 double bedrooms (2 ensuite), bathroom, utility room, cloakroom, kitchen/dining room and lounge. Externally there is ample off road parking and lawned gardens which wrap around the bungalow. There is a good sized patio and a shed with plenty of space for a garage (subject to the necessary planning consents).

Location

St Davids is the smallest Cathedral City in the United Kingdom. The Patron Saint of Wales, Saint David was born nearby in St Non's. Surrounded by some of the most stunning coastline in Europe and located within the Pembrokeshire National Park, St Davids is a haven for artists, tourists, and walkers. There is an eclectic mix of shops and galleries, cafes and restaurants. The property is within easy walking distance both to the centre of St Davids and all amenities including the secondary school and also to the Pembrokeshire Coast Path.

Directions

From Haverfordwest take the A487. Follow the road into St Davids, bearing left at the Cross Square into Goat Street. Bear left again, towards St Nons Bay and the property will be found a short distance along the lane on the left hand side. For GPS purposes the postcode of this property is SA62 6RQ.

Porch

Wooden entrance door with glazed panels either side leading into the

Entrance Hall 16' 9 x 5' 11 (5.11m x 1.8m)

Hallway 23' 9 x 3' (7.24m x 0.91m)

Doors to

Bedroom 1 12' 11 x 12' 10 (3.94m x 3.91m)

Window to the front.

Bedroom 2 12' 5 x 10' 8 (3.78m x 3.25m)

Window to the front. Door to

Ensuite Shower Room 8' x 4' 10 (2.44m x 1.47m)

Shower cubicle. Wash hand basin and w/c. Tiled floor. Heated towel rail.

Bedroom 3 13' x 8' 11 (3.96m x 2.72m)

Window to the rear. Door to

Ensuite Shower Room 8' 11 x 5' 9 (2.72m x 1.75m)

Obscure glazed window. Shower cubicle. Wash hand basin and w/c. Tiled floor. Heated towel rail.

Bathroom 8' 10 x 8' 6 (2.69m x 2.59m)

Obscure glazed window. Bath with shower over. Wash hand basin set in vanity unit. W/C. Tiled floor. Heated towel rail.

Utility Room 10' x 6' 6 (3.05m x 1.98m)

Wall and base units. Wall hung Vaillant condensing gas boiler with pressurised hot water cylinder in loft. Stainless steel sink and drainer unit. Space and plumbing for washing machine. Tiled floor. Door to rear garden.

Kitchen/Dining Room 27' x 13' 2 (8.23m x 4.01m)

A lovely light and spacious kitchen/dining room with dual aspect windows and French doors in the dining area leading onto a patio.

Kitchen Area 12' 10 x 10' 9 (3.91m x 3.28m)

Extensive range of wall and base units with stainless steel sink and drainer unit. Integral electric oven, 5 ring gas hob with extractor over and dishwasher. Tiled floor.

Dining Area 13' 2 x 13' 2 (4.01m x 4.01m)

Tiled floor. French doors leading onto patio. Door to secondary hall with external door to side, cloakroom and bedroom 4/reception room 2 which could easily

be converted to an annexe if required.

Lounge 19' 11 x 12' 11 (6.07m x 3.94m)

Windows to the front and French doors to the side leading onto the patio. Gas fire.

Cloakroom 5' 2 x 4' 2 (1.57m x 1.27m)

Obscure glazed window. Wash hand basin set in vanity unit. W/C. Tiled floor. Heated towel rail.

Bedroom 4/Reception Room 2 13' x 11' 4 (3.96m x 3.45m)

Window to side.

Externally Whitewell sits centrally in a very generous plot with a sweeping gravelled driveway leading to an off road parking and turning area. There is ample space for a garage (subject to the necessary planning consents). Lawns wrap around the bungalow, bordered with mature shrubs and trees, providing privacy and seclusion.

Tenure We are advised that the property is Freehold. Pembrokeshire County Council tax band F.

Services Mains water, electricity and drainage. Mains gas central heating. Iroko hardwood double glazing throughout including external doors.

Viewings Strictly by appointment through Town Coast and Country Estates please.



Ground Floor
Approx. 154.0 sq. metres (1557.8 sq. feet)



Total area: approx. 154.0 sq. metres (1557.8 sq. feet)
67 Goat Street, HAVERFORDWEST

Tenure

Freehold

Council Tax Band

F

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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