



- 3/4 Bedroom Detached Property with Off Road Parking
- High Standard of Finish Throughout
- Modern Kitchen with Integral Appliances
- Sought After St. Davids Location.

£375,000

EPC Rating 'B'





The Property

Plot 8 The Watering's is a newly built 4 bedroom detached house with parking and enclosed garden. St David's has proven to be very popular with families and holiday makers making this a HOT SPOT for the holiday let investor as well as family homes. The house has been fitted with a modern high gloss kitchen with integral appliances, as well as a fire detector sprinkle system, log burning stove in lounge and gas fired central heating. It is very evident that the property has been built to a high standard with attention to detail which includes, TV points in each room and oak doors throughout.

The property briefly comprises of; Entrance hall, bedroom with en suite shower room, cloakroom, lounge, kitchen diner and utility room on ground floor and 3 bedrooms and bathroom on first floor.

We highly recommend viewing as soon as possible to avoid disappointment.

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, before reaching the roundabout take a left hand turn where you will see a sign 'Waterings Bed and Breakfast'. Continue along this road and the property will be located on the right hand side. For GPS purpose please use post code SA62 6BW.

Storm Porch Open sided storm porch with part glazed door opening to:

Entrance Hall Window to front. wood effect flooring. Oak doors opening to:

Bedroom 1 12' 1" x 10' 1" (3.68m x 3.07m)

Window to front. Door opening to En suite shower room.

En suite Shower Room 12' 1 x 4' 6 (3.68m x 1.37m)

Obscure window to side. Wood effect tiled floor. Tiled walk in shower enclosure. Wash hand basin with tiled splash back. Wall light with shaver point. Low level w/c.

Cloak Room 6' 2 x 6' 1 (1.88m x 1.85m)

Tiled wood effect floor. Low level w/c and wash hand basing housed in tower vanity unit with storage. Extractor fan.

Lounge 20' 8 x 11' 10 (6.3m x 3.61m)

Window to front and rear. Wood burning stove.

Kitchen / Dining Room 21' 9 max x 17' 6 max (6.63m x 5.33m)

Double doors opening to garden. Two windows to side. Wood effect flooring throughout. Good range of both wall and base high gloss kitchen storage units with slow closure doors and drawers. Wood effect work surface. 11/2 bowl ceramic sink with drainer and central mixer tap over. 5 burner gas hob with extractor fan over, double eye level oven, integral dishwasher, fridge / freezer. TV point.

This is a very good sized room with ample space for dining furniture and would make a very good sociable area.

Utility Room 9' 1 x 7' 2 (2.77m x 2.18m)

Part glazed door opening to side. Base kitchen storage unit 11/2 bowl stainless steel sink with drainer and mixer tap and wood effect work surface over. Plumbing and space for washing machine and tumble dryer. Two larger style cupboards

FIRST FLOOR LANDING Sky light window, built in storage cupboard. Oak doors opening to:

Bedroom 2 13' x 11' 8 (3.96m x 3.56m)

Window to front.

Bedroom 3 10' 8 x 14' 9 (3.25m x 4.5m)

Window to rear. Fitted eave storage

Bedroom 4 11' 10 x 10' 4 (3.61m x 3.15m)

Window to front. Door opening to eaves storage.

Bathroom 8' 3 x 6' 5 (2.51m x 1.96m)

Sky light window. Tiled wood effect floor. White bathroom suite comprising of w/c, wash hand basin housed in vanity unit with storage, tiled splash back, wall light mirror with shaver point. Bath with wall mounted electric Mira shower over. Part tiled walls

EXTERNALLY

To the front and side of the property there is an herringbone brick paved off road parking area. Side access leads to a lawned rear garden.

Tenure

We are advised the property is Freehold

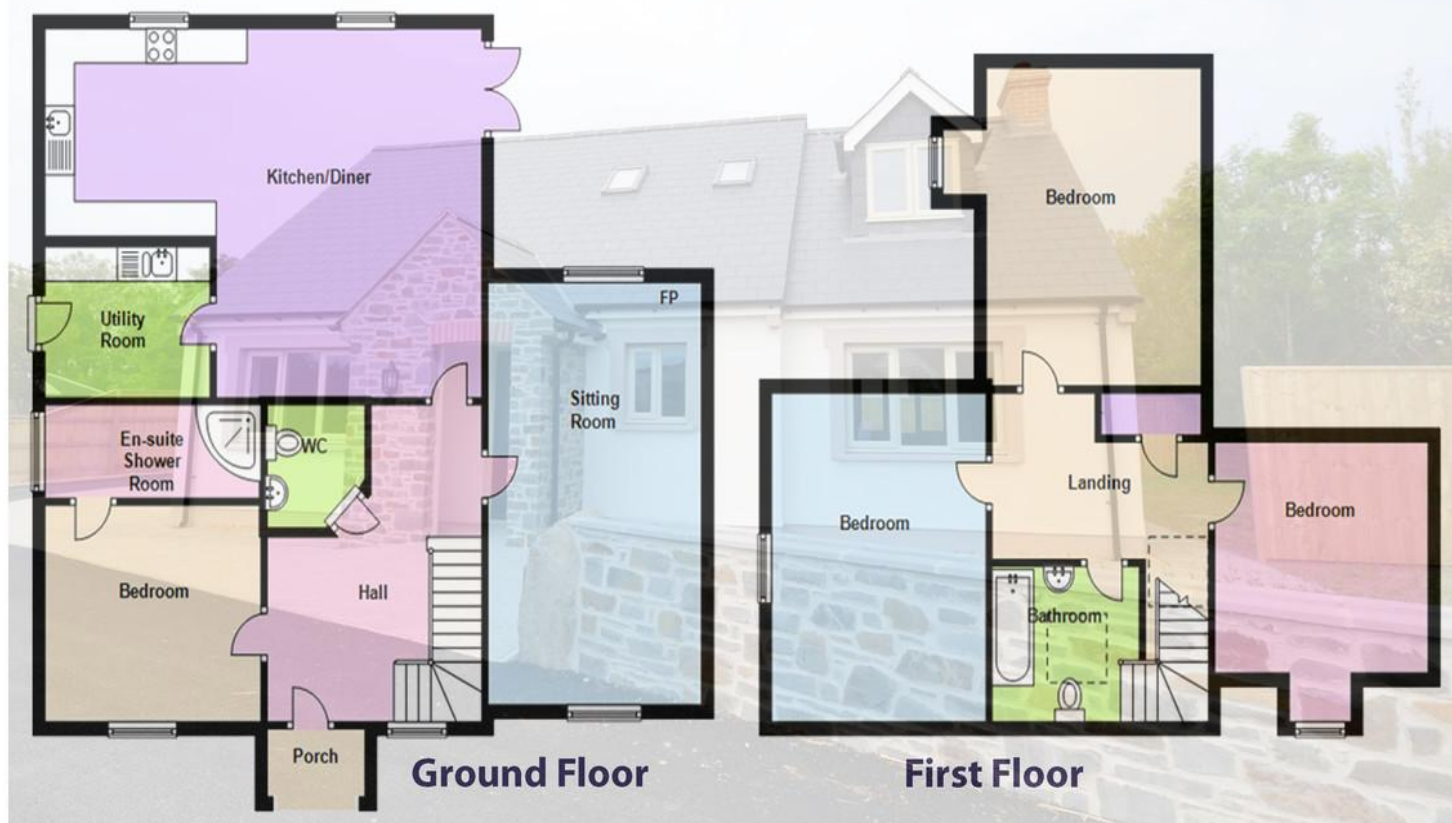
Services

We are advised that mains services are connected.

Viewing

Strictly by appointment through Town Coast and Country Estates please.





Tenure

Freehold

Council Tax Band

TBC

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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