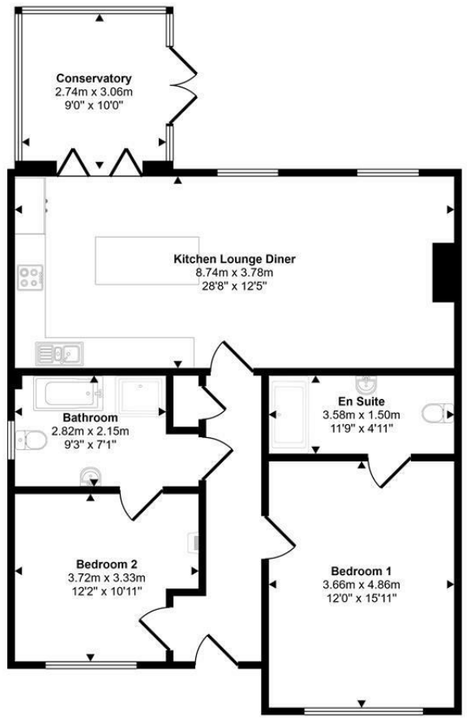
Approx Gross Internal Area
95 sq m / 1019 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F'
HEATING: Gas

ref: JETH/ LLE / MAY / 26
TAKEONOK/LLE/29/05/26

FACEBOOK & TWITTER
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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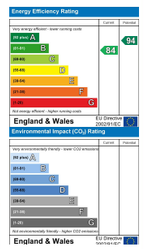






4 Llys Glasfryn, St Davids, Pembrokeshire, SA62 6FJ

- Detached Bungalow
- Two Double Bedrooms
- Open Plan Living/Kitchen/Diner
- Low Maintenance Garden
- Gas Central Heating
- Immaculately Presented
- Master With En-Suite
- Conservatory
- Driveway Parking And Detached Garage
- EPC Rating: B



£475,000

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The Agent that goes the Extra Mile







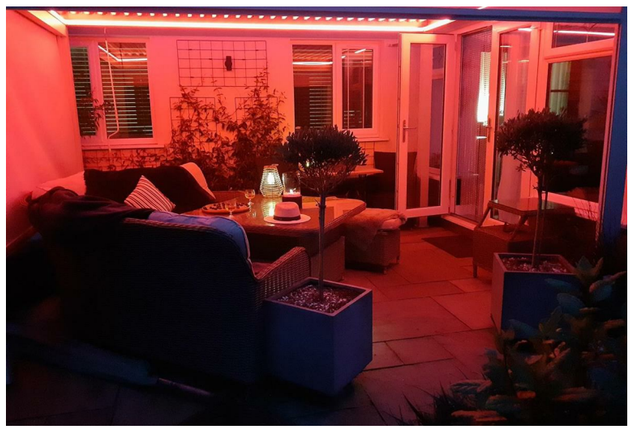














An immaculately presented detached bungalow, finished to an exceptional standard and offering stylish contemporary decor throughout. Tucked away in a desirable cul-de-sac position on the edge of St David's, this impressive home is perfectly suited as a holiday retreat, investment opportunity, or a brilliant main residence on the sought-after Pembrokeshire coastline.

The beautifully designed accommodation comprises an inviting entrance hallway with useful storage cupboard, an impressive open-plan living/kitchen/dining area ideal for modern living and entertaining, and a bright conservatory providing additional living space. The contemporary kitchen boasts a central island, creating a superb social hub, while the living area is enhanced by a striking feature fireplace. The property further benefits from a master bedroom with en-suite shower room, a modern family bathroom, and a second double bedroom with its own direct access to the bathroom, currently utilised as a cosy snug. The property also benefits from UPVC double glazing, gas central heating and highly efficient energy performance rating.

Externally, the property benefits from a detached garage and driveway parking. To the rear, a low-maintenance garden provides an attractive outdoor space, complete with a veranda seating area ideal for relaxing or entertaining throughout the year.

Combining high-quality finishes with a superb coastal location, this truly is a must-see property, and viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

St Davids is a popular Cathedral City situated on the North Pembrokeshire Coastline, some 15 miles North West of the County Town of Haverfordwest. Renowned for its Cathedral and Bishops Palace, St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Banks, Doctors and Dentists surgeries, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops and a Supermarket.

Renowned as Britain's smallest city, at the heart of which stands the historic Cathedral and ruined Bishops Palace, St Davids is a vibrant coastal community, situated on the most westerly tip of Wales. Lying within the Pembrokeshire Coast National Park, St Davids is a focal point on one of the most spectacular and unspoilt coastlines in the country, famous for the coastal path, with an abundance of wildlife.







DIRECTIONS

From our Haverfordwest Office take the St Davids Road. Continue on this road for approximately 14 miles until you reach St Davids. Upon entering the town, you will go over some speed bumps and pass the school on your right. At the mini roundabout, take the third exit onto Glasfryn Road. Turn left into the cul-de-sac and follow the road around the corner. The property will be on the left hand side.

What/Three/Words:///lofts.clots.prune

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.