

60 Heol Dewi, St. Davids, SA62 6NZ

**Offers In The Region Of £240,000**

- \*Beautiful Location Of St Davids
- \*Gardens To Fore & Rear
- \*Communal Parking Area
- \*3 Bedrooms
- \*Well maintained Property



## Location

St. David's is a charming city situated within the Pembrokeshire Coast National Park. It holds the distinction of being the smallest city in the United Kingdom, both in terms of size and population. Despite its small size, St. David's is rich in history, culture, and natural beauty.

## Description/external

Nestled within the picturesque landscape of St. David's, this inviting mid-terrace house offers a warm and welcoming ambiance. Boasting three bedrooms, this residence is a charming blend of character and potential for modernization.

Situated along a row of terraced houses the house features a well-maintained garden at both the front and rear, providing a lovely outdoor space to enjoy the fresh Welsh air. The front garden, framed by a low hedge, offers a glimpse of greenery and privacy from the quiet street, while the rear garden provides additional space for relaxation or potential cultivation to include patio space and timber storage shed for gardening equipment. Communal parking area to the fore of the property.

## Entrance Hallway

Property entered via pvc obscure glazed door, stairs leading up to first floor landing. door through to lounge/diner.

## Lounge/Diner



Double glazed window to fore, sliding patio doors to rear, feature wooden fireplace and shelving unit with coal effect gas fire insert, radiator, wall lights.

## Kitchen/Breakfast Area



Pvc obscure glazed doors to fore and rear, double glazed window to rear, a range of wall mounted wooden shaker style wall and base units with work surface over, tiled splash back, integral extractor fan, space for oven and fridge/freezer, sink and drainer with mixer tap over, under stairs storage cupboard space.

## First Floor Landing

Loft hatch, storage cupboard space a wall mounted Worcester combination boiler.

## Bedroom 1



Double glazed window to fore, radiator, fitted wardrobe space.

## Bedroom 2



Double glazed window to rear, radiator.

### Bedroom 3



Double glazed window to fore, radiator, fitted wardrobe space.

### Bathroom



Obscure double glazed window to rear, full height wall tiles, low level w.c, wash hand basin, radiator, shower enclosure with electric shower, bath with mixer tap over.

### Services

We are advised mains services are connected.

### Public Notice

Please note there is a Local Restrictive Covenant in place on this property.

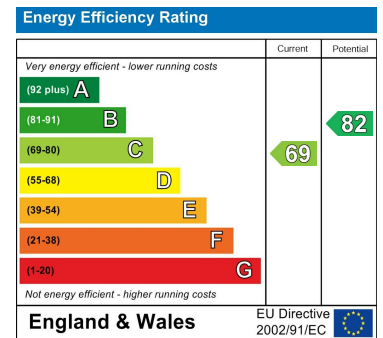
## Floor Plan



## Area Map



## Energy Efficiency Graph



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