



49 Maes Dyfed, Haverfordwest, SA62 6SR

Offers In The Region Of £272,000

***Charming Two-Bedroom Bungalow**

***Thoughtfully updated throughout by the current owner, offering comfortable and modern living in a peaceful setting**

***Spacious Conservatory Located at the rear, providing additional living space and a seamless connection to the beautifully maintained garden**

***Paved driveway offering convenient parking and direct access to the single garage**

***Fully enclosed, secure, and private rear garden, making it ideal for families and pet owners**

***Situated in the heart of St Davids, the UK's smallest city**

Description/Situation

This delightful two-bedroom bungalow has been thoughtfully updated throughout by the current owner, offering comfortable and modern living in a peaceful setting. The property features a spacious conservatory at the rear, providing additional living space and a seamless connection to the beautifully maintained garden. Additional benefits include off-road parking and a single garage, ensuring convenience and practicality.

Situated in the heart of St Davids, the UK's smallest city, this property enjoys a unique blend of historical charm and natural beauty. St Davids is renowned for its 12th-century cathedral and rich cultural heritage, offering residents a tranquil lifestyle amidst stunning coastal landscapes. The city is nestled within the Pembrokeshire Coast National Park, providing easy access to scenic walking trails, pristine beaches like Whitesands Bay, and a variety of outdoor activities such as surfing, coasteering, and wildlife spotting.

Entrance Hallway

Property entered via obscure composite door, tiles to floor, loft access, doors leading off to:

Living Room



Double glazed French doors to rear with windows to sides, wooden floor, feature wood burner sat on a slate hearth.

Conservatory



Double glazed sliding patio doors to rear with windows to sides, double glazed windows to sides, blue tinted roof, spotlights, tiles to floor.

Kitchen



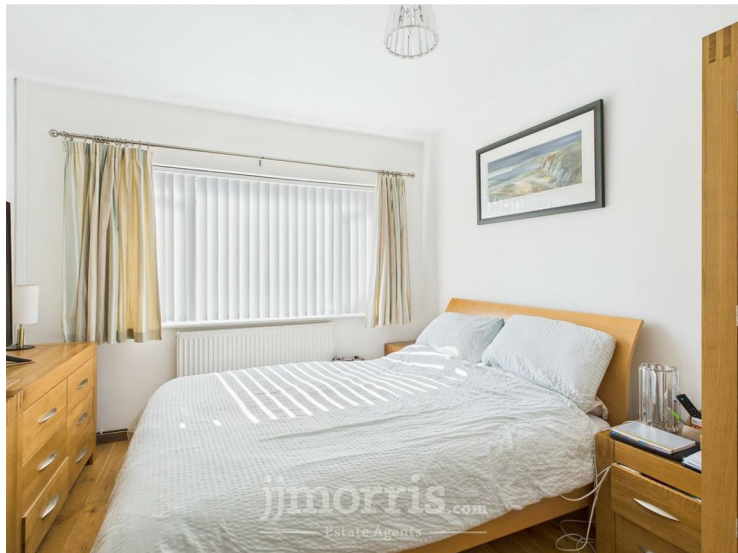
Double glazed window to rear, obscure pvc door to side leading out to rear garden space, a range of wall mounted shaker units with work surface over, integral electric double oven and hob with extractor fan over, hob splash back, integral fridge/freezer, tiles to floor, composite double sink and drainer with mixer tap over, spotlights, cupboard housing gas boiler.

Bathroom



Obscure pvc window to side, full height wall tiles, floor tiles, low level w.c, wash hand basin vanity unit, double shower enclosure with power shower over, radiator.

Bedroom 1



Double glazed window to fore, radiator, wooden flooring.

Bedroom 2



Double glazed window to fore, radiator, wooden flooring.

Garage

up and over door to fore, integral door to side, power and lighting, plumbing for washing machine, space for white goods.

Externally



Front Exterior

The property boasts a well-maintained frontage, featuring a paved driveway that provides convenient off-road parking and direct access to the single garage. Adjacent to the driveway, a neatly manicured lawn is bordered by mature trees and a decorative stone area, ideal for displaying potted plants and adding a touch of greenery. A hedgerow offers a natural division, leading to the private main entrance, which is set upon a paved area, enhancing the home's welcoming appeal. Gated side access allows for easy entry to the rear garden, ensuring both privacy and functionality.

Rear Garden

The rear of the property opens up to a thoughtfully designed outdoor space, beginning with a patio area perfect for alfresco dining or relaxing in the warmer months. Steps descend to a lush, lawned area surrounded by an array of mature shrubs, vibrant flowers, and established trees, creating a serene and picturesque setting. The garden is fully enclosed, offering a secure and private environment for both children and pets. Additional features include a timber storage shed, providing ample space for gardening tools and equipment, and an integral door that offers convenient internal access to the garage.

Services & Utilities

Heating Source: Gas

Services:

Electric: Mains

Water: Mains

Drainage: Mains

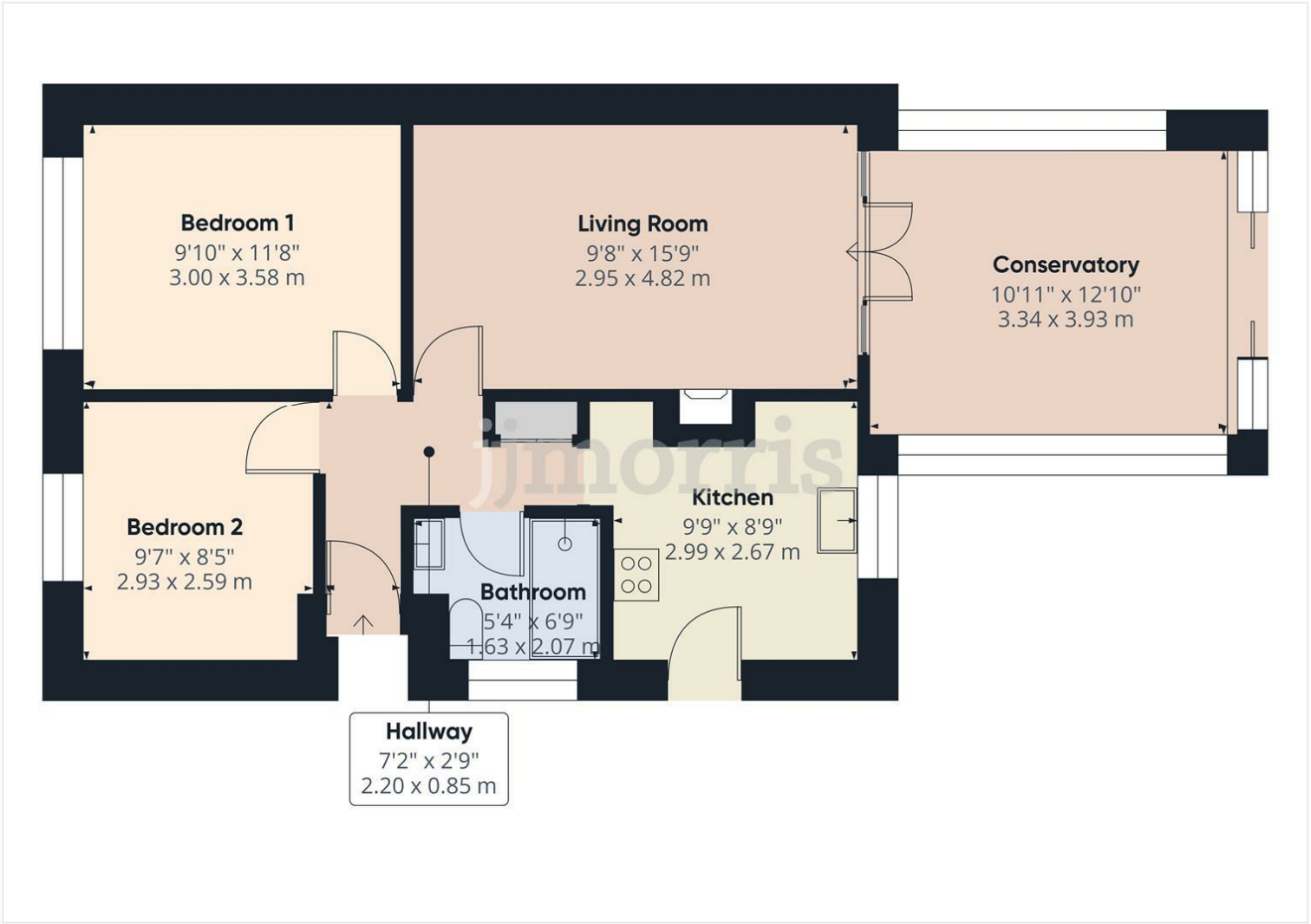
Broadband/Wireless: Connected

Tenure: Freehold

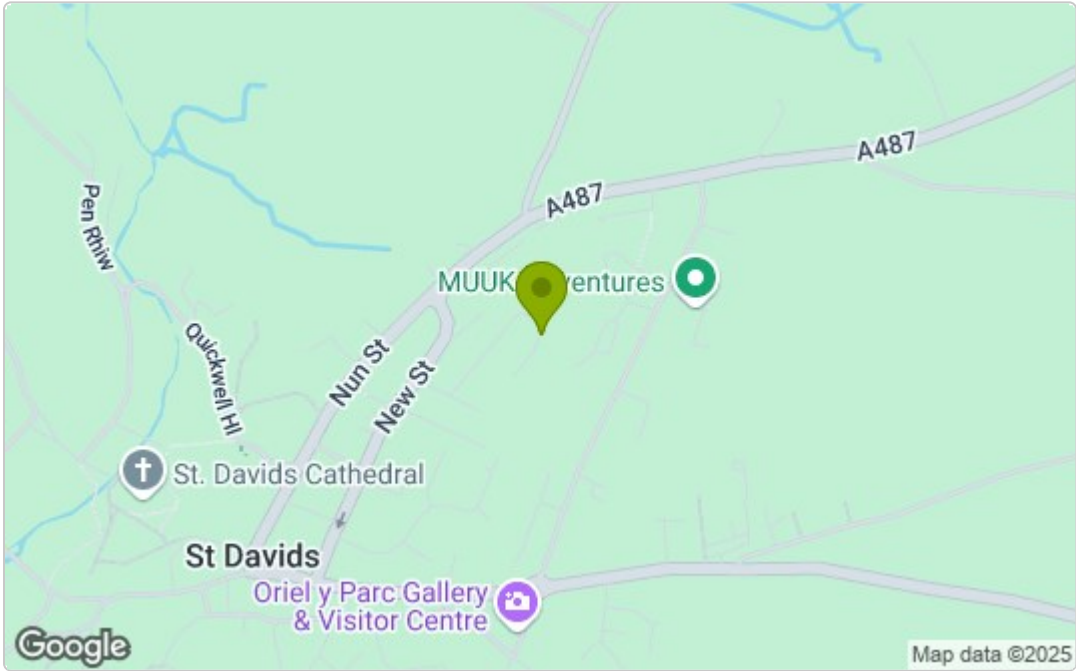
Local Authority: Pembrokeshire County Council

Council Tax: Band E

Floor Plan



Area Map



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Energy Efficiency Graph

