



**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

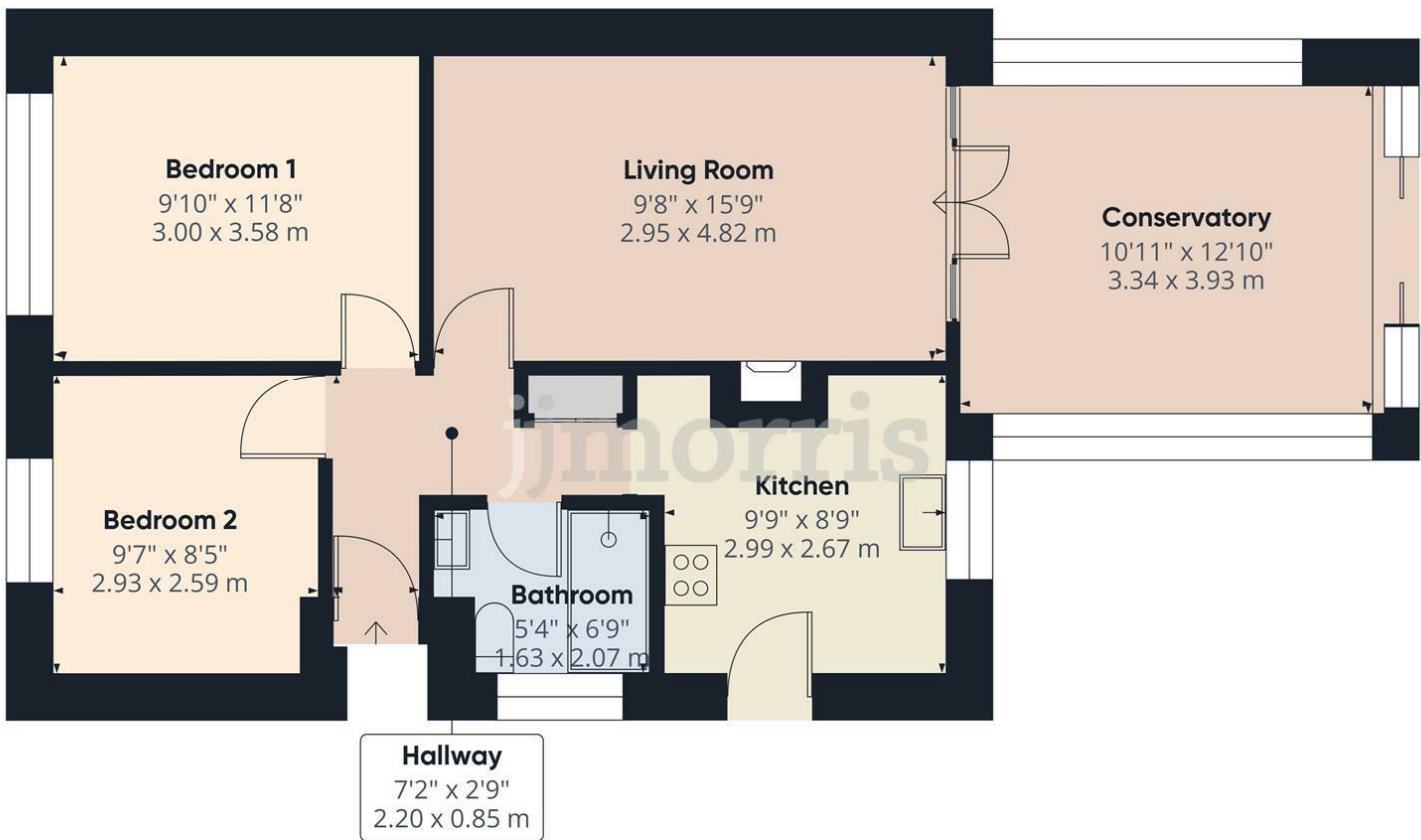
Broadband/Wireless: Connected

Tenure: Freehold

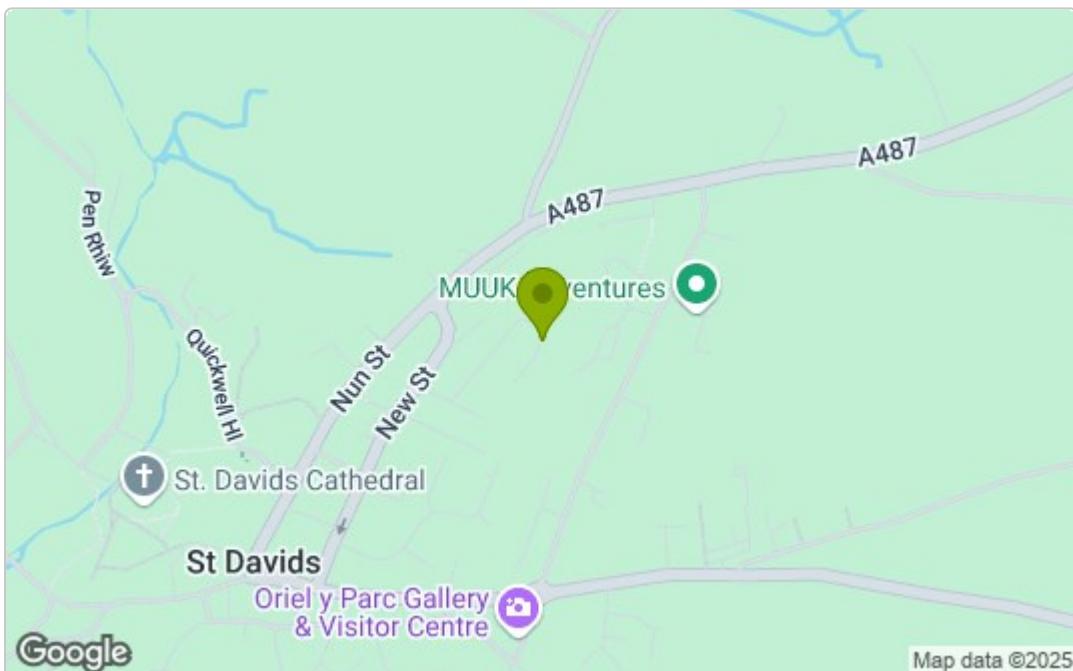
Local Authority: Pembrokeshire County Council

Council Tax: Band E

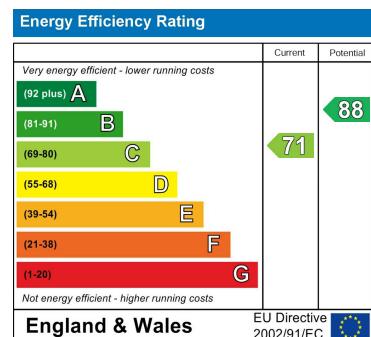
## Floor Plan



## Area Map



## Energy Efficiency Graph



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