



Pen Carreg Catherine Street, St. Davids, Haverfordwest, Pembrokeshire, SA62 6RN

Offers In Excess Of £615,000

- 5 Bedroom Elevated Detached House
- Off Road Parking & Gardens
- Highly Sought After Location
- Impressive Views Of St David's & Surrounding
- No Onward Chain
- EPC Rating E

Catherine Street, St David's SA62 6RN

Occupying an elevated position with stunning, far-reaching views of the coast, countryside and city with its cathedral, Pen Carreg offers the opportunity to purchase a property with exceptional potential in the charming area of Catherine Street, St. Davids. This remarkable five bedroom detached house offers a unique opportunity for those seeking a spacious and versatile family home.

Upon entering, you will find an entrance hall as well as two generous reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the house is designed to maximise both comfort and functionality, making it an ideal choice for larger families or those who appreciate having extra space.

The potential of this home allows for personalisation and the opportunity to create a living environment that truly reflects your style and needs.

This property is not just a house; it is a canvas waiting for your vision. Whether you wish to create a serene retreat or a vibrant family hub, the possibilities are endless. The combination of its prime location, spacious interiors, and breathtaking views makes this home a rare find in the market.

Do not miss the chance to explore this exceptional property, where comfort meets potential in one of the most sought-after areas of Pembrokeshire.



Council Tax Band: G



Property

A 5 bedroom detached house overlooking far reaching spectacular views, located in the popular city of St David's, Pen Carreg offers a wide range of opportunities with the accommodation briefly comprising entrance hallway, living room with patio doors to rear external, kitchen/breakfast room, reception room, cloakroom and study to one floor with steps down to 5 bedrooms, 4 with en suite bathrooms, utility room and bathroom. A driveway offers off road parking for multiple vehicles set in grounds surrounding the property and a further side door accesses the lower ground cellar.

Location

Pen Carreg is situated within the popular city of St David's, home to the spectacular cathedral and bishop's palace. St David's offers a range of amenities including public houses, restaurants, shops, supermarkets, schools and the Oriel gallery/visitor centre. The Pembrokeshire coast at the sandy beach of Caerfai is approximately 1.5 miles away with the county town of Haverfordwest approximately 16 miles away, offering further amenities including the local railway station and easy access to the M4 corridor.

Directions

Once in St David's continue along the one way system onto Goat Street. Keep right onto Catherine Street and follow this road, Pen Carreg can be found on your left hand side immediately after the entrance into Ramsey Gardens and clearly identified by our Town, Coast & Country For Sale board and the property's name. For GPS purposes the property's postcode is SA62 6RN.

The property is approached via a private driveway, over an off road parking area for multiple vehicles and several steps up to the entrance door into first floor entrance porch. The property can also be accessed via a ground floor entrance door situated to the side.

Entrance Porch

5'11 x 3'7
Obscure glazed windows to front. Partially obscure glazed door to

Entrance Hallway

Windows to front. Stairs to the ground floor. Doors to receptions rooms, study and kitchen/breakfast room. Radiators. Door to

Cloakroom

7' x 4'10
Obscure glazed window to front. W/c. Corner wash hand basin. Tiled floor and partially tiled walls. Radiator.

Reception Room

23'6 (max) x 20'3 (max)
Double doors and steps down from entrance hall. Windows to front and side. Patio doors to rear external. Decorative stone fireplace with stone hearth and wooden beam over housing log burner. Radiator.

Kitchen/Breakfast Room

15'7 (max) x 11'6 (max)
Windows to rear. Patio doors to rear external. Range of wall and base units with work surface over. Decorative stone alcove housing integrated electric hob with extractor over. Integrated electric oven. Stainless steel sink and drainer. Space and plumbing for dishwasher. Kitchen island with storage. Decorative stone arch. Radiator.

Study

11'8 (max) x 8'3 (max)
Window to rear. Stiltz lift to ground floor. Loft access. Radiator.

Reception Room

18'2 (max) x 17'7 (max)
Velux windows to front and window to side. Decorative brick fireplace with slate hearth and wooden beam over housing electric fire. Under eaves storage. Sloping ceiling. Radiator.

Ground Floor

Under stairs storage. Radiator. Door to

Bathroom

12'10 (max) x 9'9 (max)
Obscure glazed window to front. Suite comprising raised corner bath, wash hand basin, bidet and w/c. Shower cubicle. Fully tiled walls and floor. Radiator.

Bedroom

11'9 x 9'10
Window to front. Radiator.

Bedroom

25' (max) x 11'9 (max)
Windows to rear. Lift to first floor study. Radiator. Door to

En Suite Wet Room

Walk in shower cubicle with electric shower. Walk in bath. W/c. Wash hand basin. Fully tiled. Radiator.

Bedroom

18'3 x 11'8
Window to rear. Radiator. Door to

En Suite Bathroom

5'6 (max) x 5'4 (max)

Obscure glazed window to rear. Suite comprising bath, w/c and wash hand basin. Partially tiled walls.

Bedroom

15'3 (max) x 8'7 (max)

Window to front. Built in storage. Door to

En Suite Bathroom

5'7 (max) x 5'5 (max)

Obscure glazed window to bedroom. Suite comprising bath, w/c and wash hand basin. Partially tiled walls.

Bedroom

15'2 (max) x 8'7 (max)

Window to front. Built in storage. Door to

En Suite Bathroom

5'7 (max) x 5'5 (max)

Suite comprising bath, w/c and wash hand basin. Partially tiled walls.

Utility Room

5'11 (max) x 5'5 (max)

Space and plumbing for washing machine and tumble dryer. Oil fueled boiler. Base units with work surface over. Belfast sink. Tiled floor.

Externally

The grounds surrounding Pen Carreg are abundant with mature trees, shrubs and flowers. Set over different levels, the garden offers potential for entertaining or to simply appreciate the natural and peaceful surroundings. The front of the property is an area of off road parking which leads to either the first or ground floor entrances. To the side a door to the cellar can be found accessing space for storage or an area to reconfigure this property even further.

Tenure

We are advised the property is Freehold.

Services

Mains electricity, water and drainage. Oil central heating.

Viewings

Strictly by appointment through the Town, Coast & Country Estates office.







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 in 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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC