



36 Goat Street, St. Davids, Haverfordwest, SA62 6RF

Offers In The Region Of £399,000

- Stylishly Renovated & Restored 3 Bedroom Mid Terrace Property
- Impressive Countryside Views
- No Chain
- Sought After Location
- Rear Garden
- EPC Rating C

36 Goat Street, Haverfordwest SA62 6RF

36 Goat Street is a stylishly renovated and restored 3 bedroom mid terrace property with stunning views and situated in the heart of St. Davids.



Council Tax Band: E



The Property

36 Goat Street is a stylishly renovated and restored 3 bedroom mid terrace property with stunning views, situated in the heart of St. Davids which is located within the Pembrokeshire Coast National Park, designated an area of Outstanding Natural Beauty. The accommodation, which boasts character and has many original features, comprises: entrance hallway with original slate and quarry tiles, inviting lounge/dining room with some painted exposed stone feature walls and charming kitchen to the ground floor, a split level staircase leads to three bedrooms and bathroom to the first floor. Externally there is an attractive enclosed garden to the rear with a variety of plants, trees and shrubs and gravel path around. Stone steps take you to a gravelled and paved area with decorative Moroccan tiles with additional steps to a further raised area. The rear stone wall is a National Monument forming part of the boundary of the cathedral.

Location

St David's is the smallest city in Britain and home to the spectacular cathedral sited where there has been an active place of worship since the 6th century, as well as a whole range of local amenities. Whitesands beach curves north towards the rocky headland of St David's head and is particularly renowned for both opportunities for watersports and its sheltered bays. St. Davids is approximately 16 miles from the county town of Haverfordwest which has a range of amenities including hospital, doctors' surgeries, schools, college, leisure centre and a variety of shops in the town and the outlying retail parks as well as a local railway station and easy access to the M4 corridor.

Directions

From the county town of Haverfordwest, take the A487 towards St David's. On reaching St David's take the second exit at the roundabout and left at the next island on to Goat Street, where the property can be found on the right hand side. For GPS purposes, the postcode for this property is SA62 6RF.

Entrance Hallway

Original quarry and slate tiles. Cast iron radiator.

Door to understairs cupboard. Split level stairs to first floor. Door to

Lounge/Dining Room

23' x 12'3 max

Front and rear facing sash windows with slate sills and bespoke shutters. Painted wooden beams to ceiling. Concrete floors. Eco solid fuel burner with slate hearth. Painted stone wall. Shelving. Door to cupboard housing Vaillant gas boiler. Cast iron radiator. Part tiled wall to dining area. Door to

Kitchen

12'11 max x 7'8

Rear and side facing windows. Base units with work surfaces over. Double belfast sink with copper mixer tap over. Gas hob and electric oven. Shelving. Reclaimed oak flooring. Space and plumbing for washing machine. Cast iron radiator. Door to rear garden.

First Floor

Landing

Velux window. Vertical split door to

Bedroom 3

11'7 max x 7'9

Rear facing French doors with Juliet balcony overlooking the rear garden and stunning countryside views. 2 velux windows. Sloping ceiling. Cast iron radiator. Shelving.

Bedroom 1 (master bedroom)

11'5 x 10'7

Rear facing sash window with bespoke window shutters. Painted original wood flooring. Cast iron radiator. Wooden shelf.

Bedroom 2

11' max x 8'

Front facing sash window. Painted original wood flooring. shelving. Cast iron radiator.

Bathroom

8' x 7'3

Partially obscure glazed front facing sash window. Freestanding double ended back-to-wall bath with copper mixer taps, shower and curtain rail over. W/c. Wash hand basin with copper mixer tap over and vanity unit. Copper heated towel rail. Moroccan tiled floor.

Externally

There is an enclosed garden to the rear with a variety of plants, trees and shrubs and gravel path around. Stone steps take you to a gravelled and paved area with decorative Moroccan tiles with additional steps to a further raised area. The rear stone wall is National Monument forming part of the boundary of the cathedral.

Tenure

We are advised that the property is freehold.

Services

Mains electricity, water and drainage. Gas central heating.

Broadband - Dragon Wifi

Mobile Network - O2

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=SA626RF&uprn=100100276016>

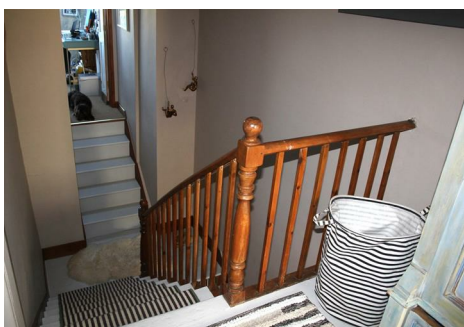
Viewing

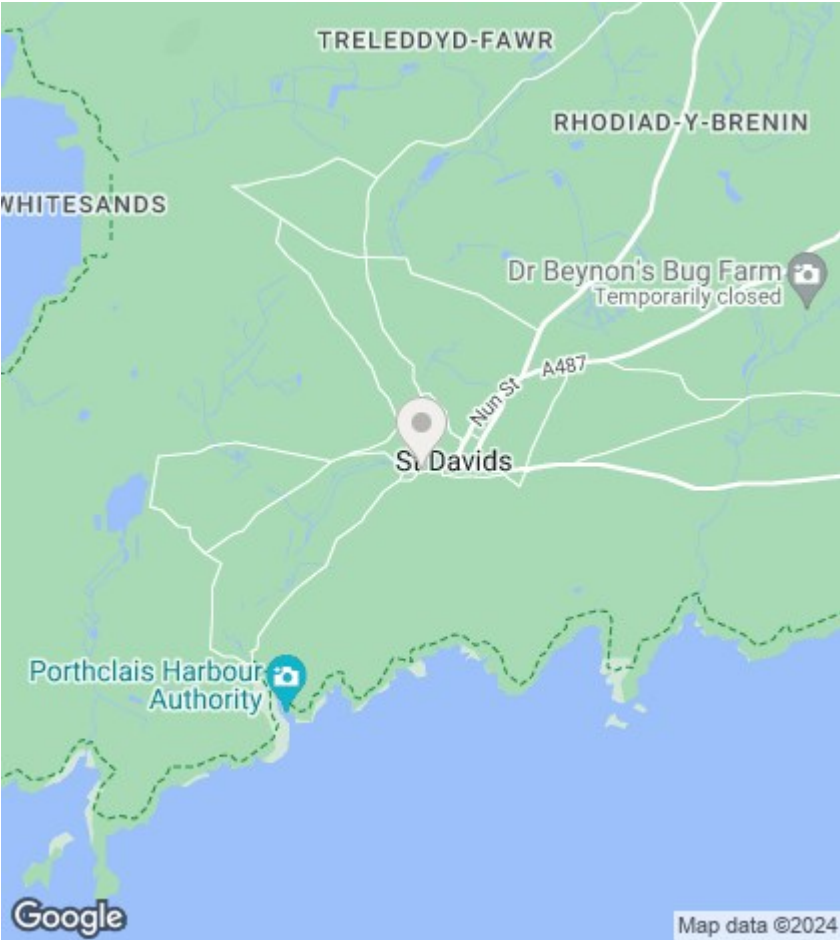
Strictly by appointment through Town, Coast and Country Estates please.

Agent's Note

There is no immediate parking at the property, however there is restricted parking available at the top of Goat Street from October 1st - April 1st. There are also local public car parks.







| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

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 GURANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.