



47 Maes Dyfed, St. Davids

£279,950 Freehold

Well-presented 3/4 bed semi-detached bungalow near St Davids centre. Two receptions, kitchen, shower room, garage, parking for 3+ cars. No onward chain. Close to shops and coast.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Within easy reach of Pembrokeshire's coastal scenery
- Central St Davids location
- Enclosed rear garden
- Garage & off-road parking
- 3/4 bedrooms

Hallway

Fitted carpet, uPVC front door with glass panel insert and sidelight

Living room

Fitted carpet, uPVC double glazed sliding door, decorative fire place.

Kitchen

Matching base and wall units, integrated hob and oven, 1.5 drainer sink , double glazed uPVC window to the rear, Vinyl flooring

Dining room

Fitted carpet, double glazed uPVC window to the side, double glazed uPVC door to outside

Bedroom 1

Fitted carpet, 2 x double glazed uPVC windows to the side

Bedroom 2

Fitted carpet, double glazed uPVC window to the side

Bedroom 3

Fitted carpet, double glazed uPVC window to the side

Office/ Bedroom 4

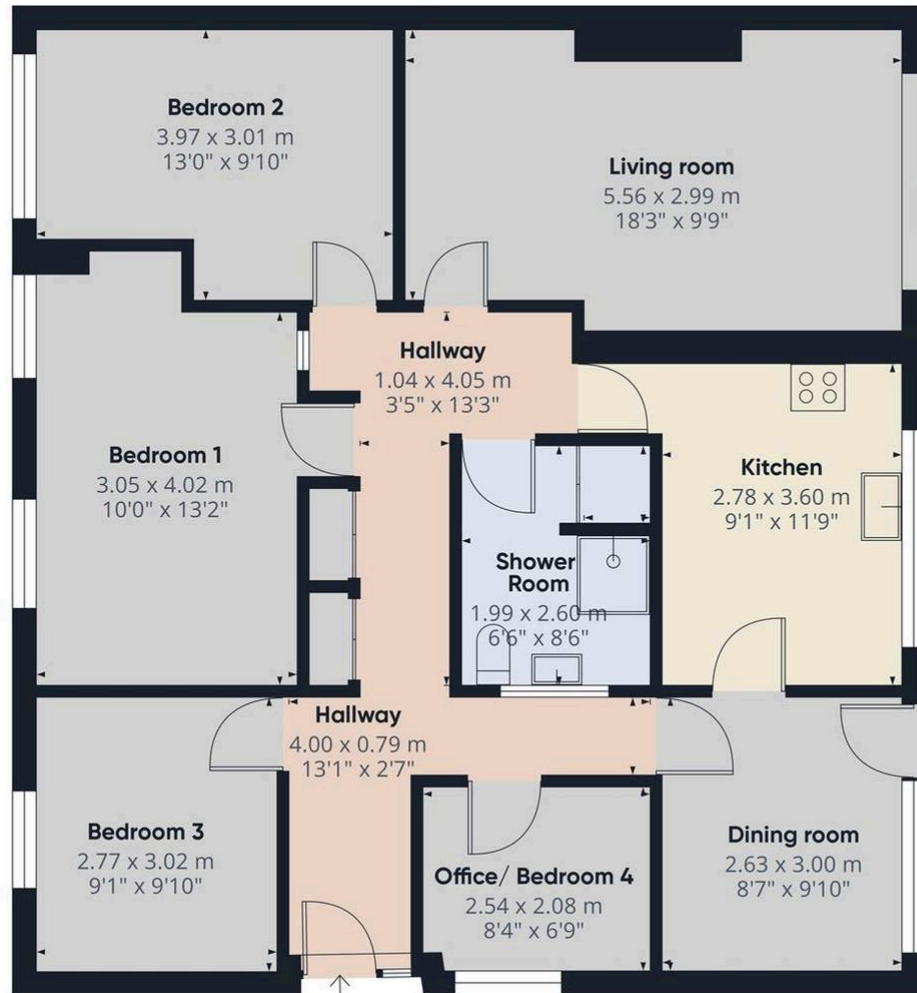
Fitted carpet, double glazed uPVC window to the front

Shower Room

Tiled throughout, shower in cubicle, low flush toilet, hand basin, storage, window

Garage

Up & over door



Approximate total area⁽¹⁾
93.2 m²
1002 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 