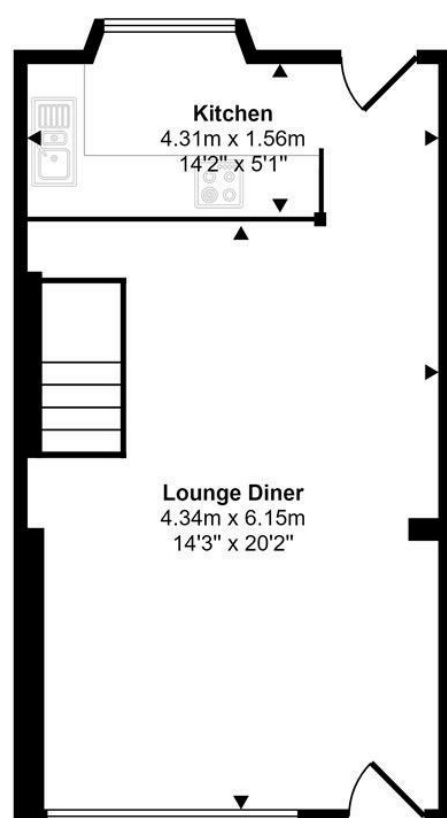
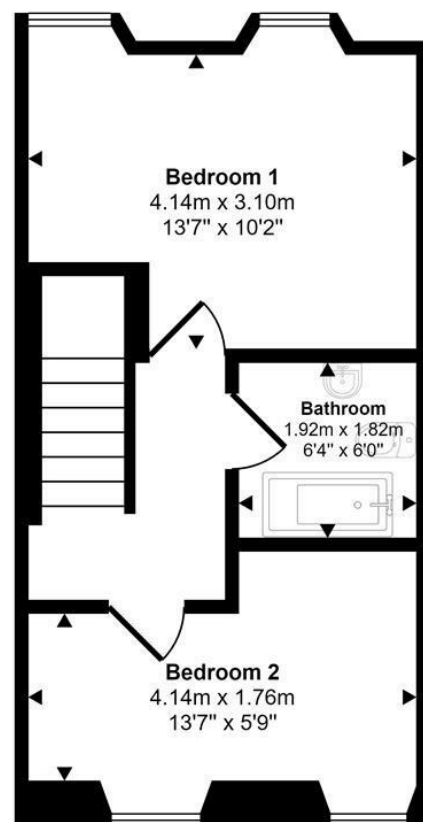


Approx Gross Internal Area  
68 sq m / 736 sq ft



**Ground Floor**  
Approx 35 sq m / 372 sq ft



**First Floor**  
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'A'

ref: /CFH/08/23/CPS/08/23OKJETH

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

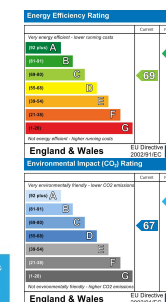


### Haddocks Rest, 29 Nun Street, St Davids, Pembrokeshire, SA62 6NT

- Period Cottage
- Open Plan Ground Floor
- Rear Garden
- Close to Car Park
- Character Features
- Two Bedrooms
- Views To Cathedral & Sea
- Gas Central Heating
- Ideal Holiday Let
- EPC C

Price £300,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

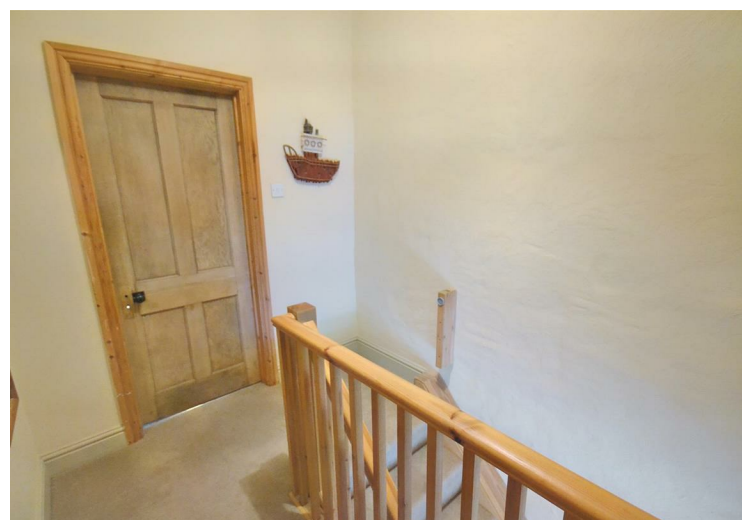


12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

**The Agent that goes the Extra Mile**







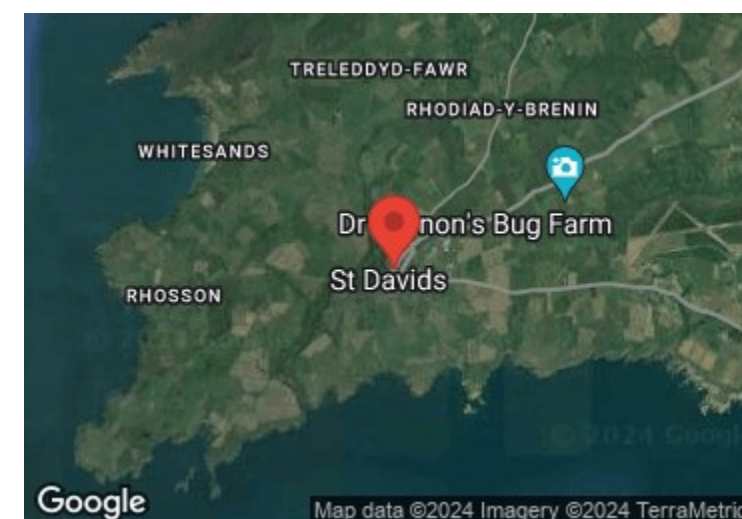
Haddocks Rest is a charming two bedroom stone period cottage in the heart of the Cathedral City of St Davids. It offers character features such as exposed beams and stripped pine, and views to the Cathedral and the sea in the distance.

Benefiting from Gas central heating, the accommodation briefly comprises, open plan ground floor living room/dining room and kitchen, with two bedrooms and bathroom on the first floor. Externally the property has a garden to the rear with patio area, ideal for socialising and relaxing in your surroundings.

Viewing is highly recommended to appreciate the potential of this property. It would be a fantastic family home or could continue as an established holiday home.

St Davids is a popular Cathedral City situated on the North Pembrokeshire Coastline, some 15 miles North West of the County Town of Haverfordwest. Renowned for its Cathedral and Bishops Palace, St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Banks, Doctors and Dentists surgeries, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops and a Supermarket etc.

#### GENERAL INFORMATION FREEHOLD.



#### DIRECTIONS

From Haverfordwest take the Main A487 road south-west for some 16 miles and on entering St Davids, proceed around the one way system which progresses on to New Street. Follow the road along and then turn right in to Nun Street. Follow the road and the property will be found on your left hand side about half way up. What3words survived.tower.slugs

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.