

Approx Gross Internal Area  
139 sq m / 1496 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: Freehold

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

Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas Central Heating

TAX: F

We would respectfully ask you to call our office before you view this property internally or externally  
CFH/AMA/04/24/OK EJJ

FACEBOOK & TWITTER

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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

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### Fossil House, 39 Nun Street, St. Davids, Haverfordwest, Pembrokeshire, SA62 6NU

- No Chain
- Four Bedrooms
- Close to Amenities
- Centre Of St Davids
- Gas Central Heating
- Grade 2 Listed Cottage
- Two Reception Rooms
- Attractive Garden
- On Street Parking
- EPC Exempt

Offers In Excess Of £450,000



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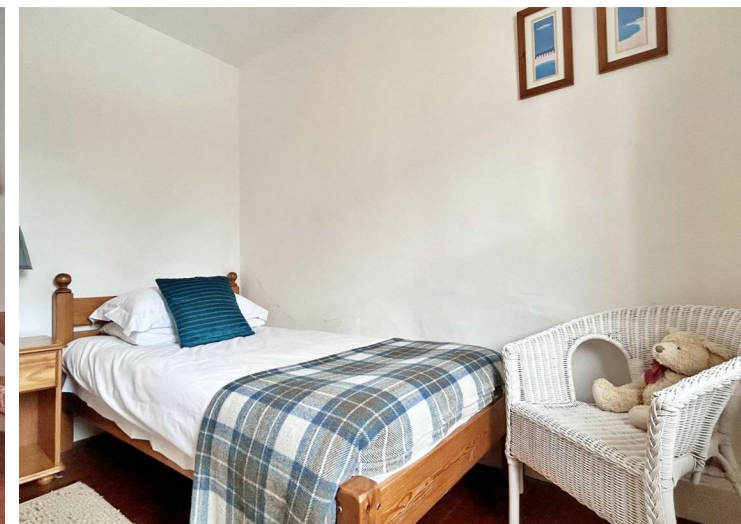


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**The Agent that goes the Extra Mile**





A Grade II listed lime-washed character stone cottage, once a popular private school in 1870's and was run by a Miss Jane Appleby from a famous Pembrokeshire family of teachers. Set in the heart of the famous Cathedral City of St Davids - Britain's smallest City. The property is deceptively spacious and has been comprehensively and sympathetically renovated over the years, to provide comfortable accommodation.

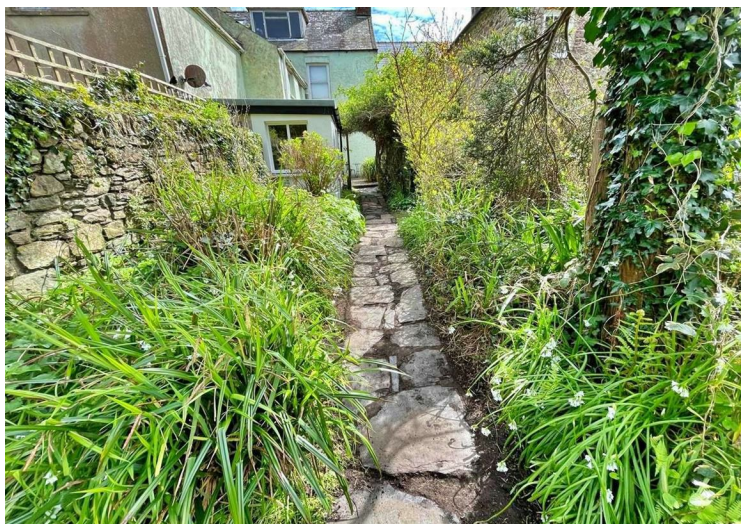
The accommodation comprises of entrance hall, living room, dining room, kitchen. Upstairs four bedrooms and a bathroom. The attic space is boarded and insulated. The property benefits from gas central heating.

Externally to the rear of the kitchen is a courtyard, with a useful block built potting/storage shed which has an electrical supply. A paved path leads to a delightful 'secret' garden with its mature specimen trees and shrubs.

The property would make an ideal family home or a holiday home/investment purchase, please contact the office to arrange your viewing!!

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.

Renowned as Britain's smallest city, at the heart of which stands the historic Cathedral and ruined Bishops Palace, St Davids is a vibrant coastal community, situated on the most westerly tip of Wales. Lying within the Pembrokeshire Coast National Park, St Davids is a focal point on one of the most spectacular and unspoilt coastlines in the country, famous for the coastal path, with an abundance of wildlife.



### DIRECTIONS

From Haverfordwest exit the town on the St Davids Road and continue on this road for approximately 14 miles. On reaching St Davids follow the one-way system into the centre, round Cross Square, and back out on Nun Street (A487 towards Fishguard). The property will be found after a few hundred yards on the left, on the junction of Quickwell Hill - we suggest parking in Quickwell Hill Car Park and walking back up to Nun Street  
What3words: juggled.burying.grinders

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