

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.
HEATING: Oil Central Heating
TAX: Band: D

We would respectfully ask you to call our office before you view this property internally or externally

CFH/AMA/02/24/OK EJJ

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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

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

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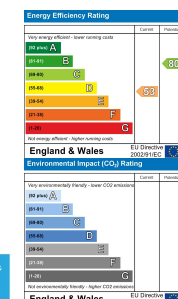
Alandale, 43 Nun Street, St. Davids, Haverfordwest, Pembrokeshire, SA62

GMII

- Grade II Listed Town House
- Accommodation over Five Floors
- Well Presented Accommodation
- Garden & Storage Shed/Workshop
- Gas Central Heating
- Centre of St Davids
- Three Reception Rooms
- Sea & Country Views to Rear
- On Street Parking
- EPC E

Price £475,000

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The Agent that goes the Extra Mile





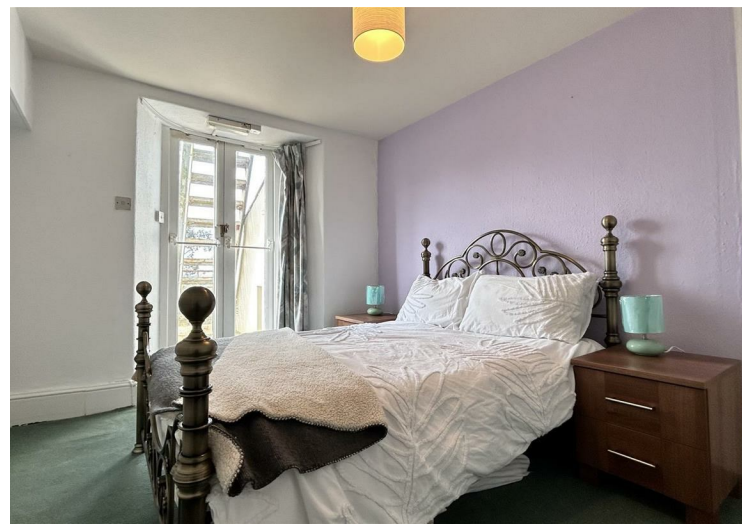
An immaculately presented Victorian Grade II Listed Town House set over five floors and located within the heart of St Davids - Britain's smallest City. This is the first in a row of Grade II listed Victorian townhouses (also known as Royal Terrace) built for Coastguard officers, which was opened by the then Duke of Edinburgh in 1882.

The accommodation comprises of lower ground floor kitchen, ground floor porch, entrance hall, lounge, reception room. First Floor two bedrooms with ensuite shower rooms, Second Floor two bedrooms with ensuite shower rooms and on the Third Floor bedroom and shower room. Three of the five bedrooms enjoy wonderful views over the Coastal Hills, Carn Lidi, Carn Lleithyr and Penberri and the sea and Bishops rocks in the distance.

Externally steps lead up from the street to a walled forecourt with cast iron railings. The property offers an enclosed garden to the rear, with a paved patio seating area and steps leading up through a wooden trellis archway to a flat lawned area, bordered with a selection of colourful plants and flowers. The garden further benefits from a wooden storage shed and stone built storage shed/workshop.

St Davids is primarily known for its Cathedral and Bishops Palace, but also has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Banks, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops, Doctor's and Dentist's Surgery 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 proceed through the one way system along New Street, and turn left onto High Street. Proceed down High Street, following the road around to the right, passing the Cathedral on your left. The property will be found a little further ahead on the left hand side. What3words cherish.delays.zones

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.