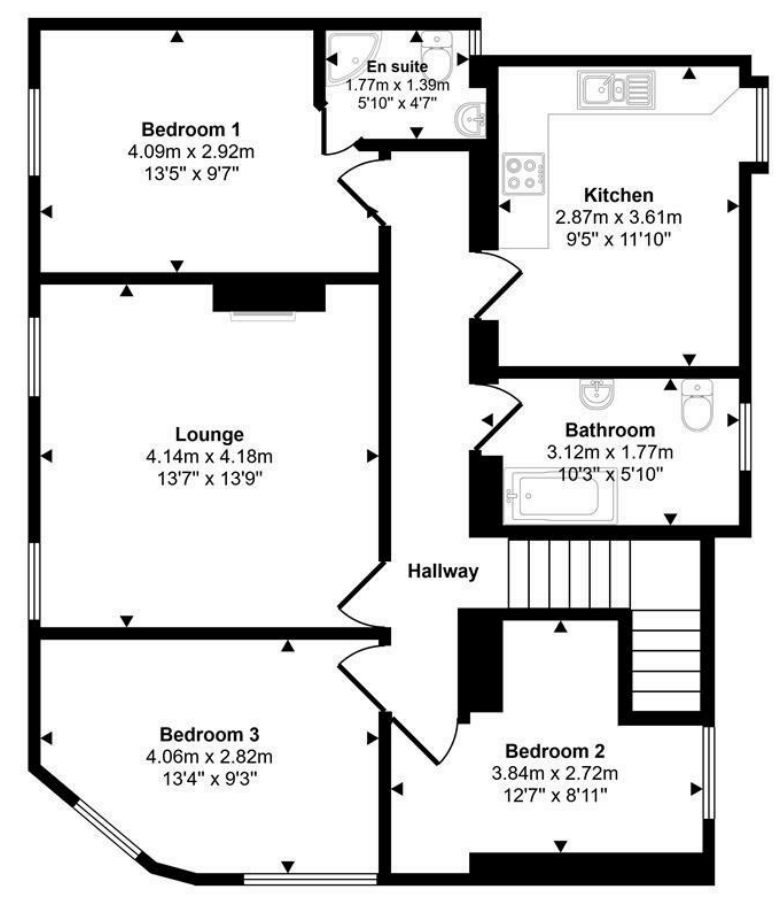


Approx Gross Internal Area
82 sq m / 887 sq ft



Floorplan

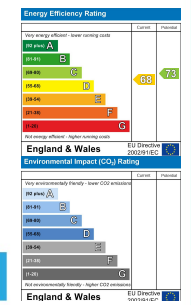
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



First Floor Flat 3 High Street, St Davids, Pembrokeshire, SA62 6SA

- First Floor Apartment
- Three Double Bedrooms
- Composite Decked Courtyard
- Ideal as a Home, Let or Investment
- LEASEHOLD 125-year lease from 2004 with 103 years remaining
- Kitchen / Dining Room
- Bathroom & En-Suite Shower Room
- Holiday Let Since 2022
- Gas Central Heating & Double Glazing
- EPC: D

Offers In Excess Of £300,000



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

VIEWING: By appointment only via the Agents. Empty Property currently a holiday let, call vendor to confirm viewing.
TENURE: Leasehold 125-year lease granted in 2004 with 103 years or so remaining. Ground rent is peppercorn. Contribute 50% of the Buildings insurance in lieu of Annual service charge and to repairs. 2026 £537.52
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Main Drainage.
HEATING: Gas Central Heating
TAX: Band B

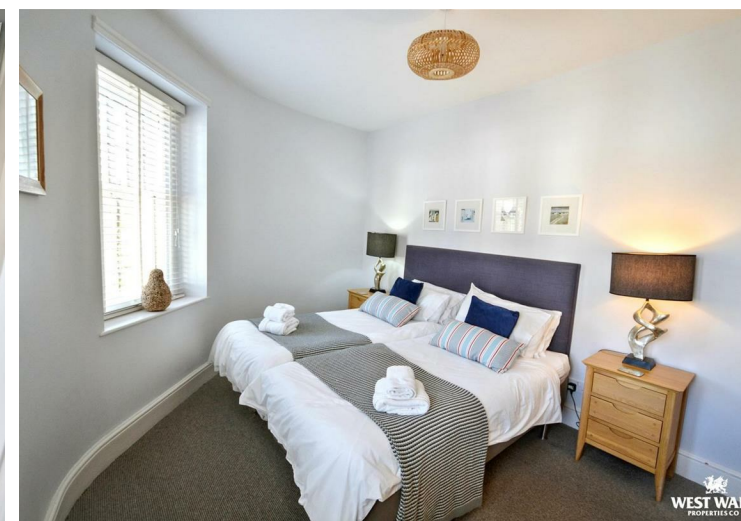
We would respectfully ask you to call our office before you view this property internally or externally

IRK/CFH/05/26/DRAFT

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

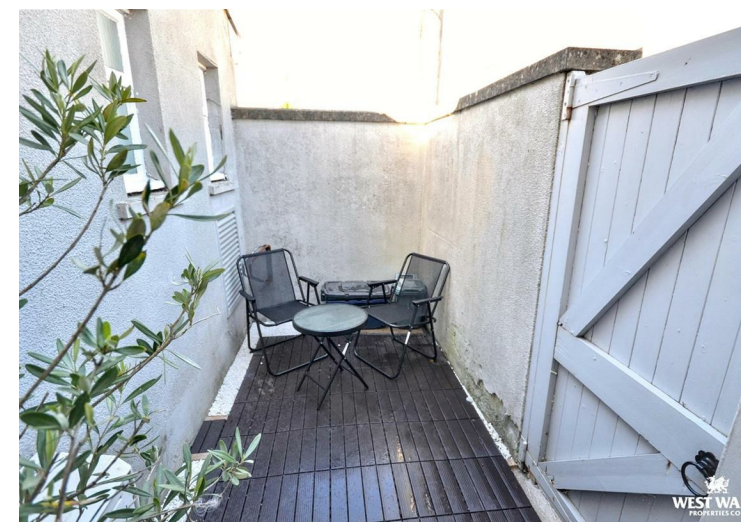
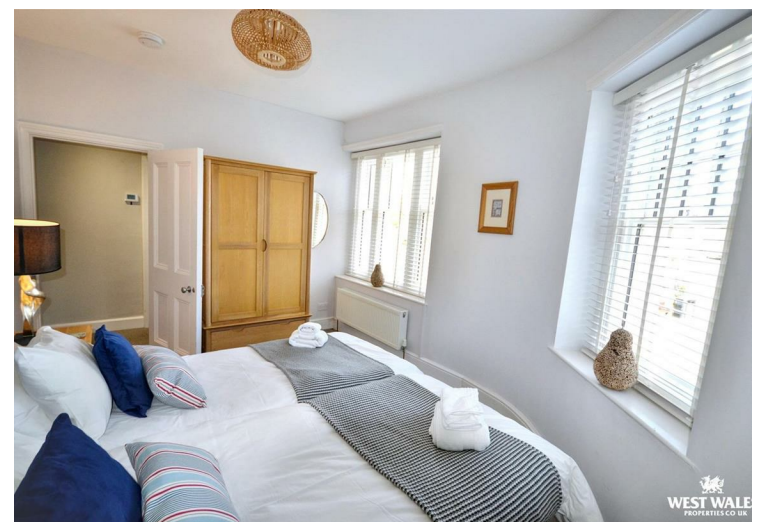
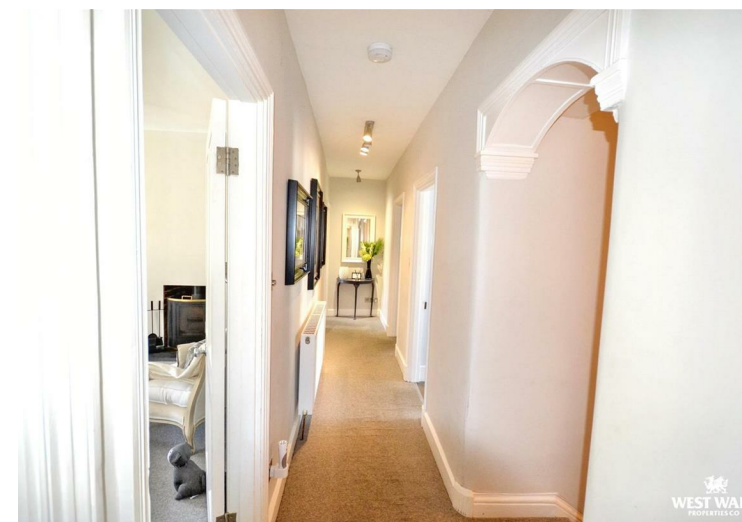
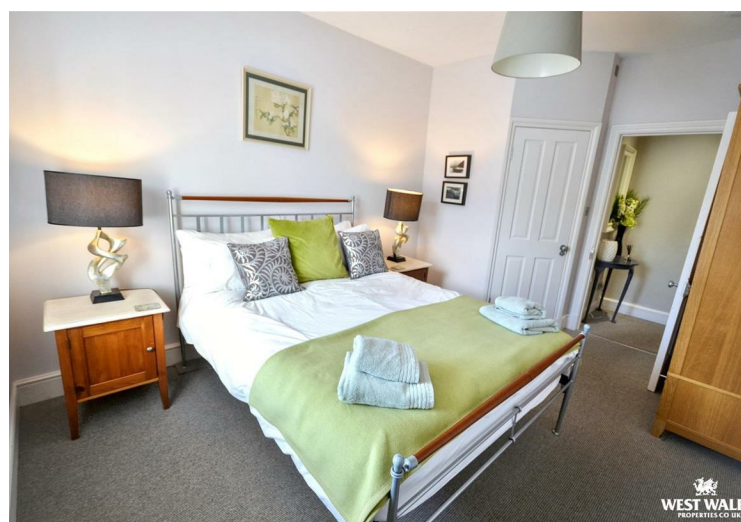


An attractive first floor, leasehold apartment that enjoys a highly convenient central location, in the heart of St Davids High Street. Positioned within approximately 100 yards of the Cathedral City Centre and Cross Square. Set within a two-storey building, the accommodation is well-appointed and thoughtfully arranged, making it ideally suited as a permanent residence, retirement home, holiday let or investment opportunity.

Accessed via its own entrance, the accommodation briefly comprises an entrance hall with staircase rising to the first floor landing, which provides access to all principal rooms. The sitting room is an attractive space, featuring sash windows, alcove shelving and a fireplace housing a woodburning stove set on a slate hearth, creating a warm and characterful focal point. The kitchen / dining room is fitted with a range of floor and wall units with oak worktops, integrated appliances and space for dining and also houses the boiler. There are three double bedrooms, with bedroom one benefitting from an en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a white suite, bath with shower over, wash hand basin and WC. The property had a new roof in May 2024.

Externally, a wooden pedestrian door from New Street leads to a small courtyard garden / sitting area with a composite decked patio and external wall light, providing a pleasant outside space in such a central setting. The property benefits from gas central heating and double glazing. The apartment is offered for sale with no onward chain and early inspection is strongly advised. Leasehold - 125-year lease granted in 2004 with 103 years or so remaining

St Davids is a popular Cathedral City which stands on the North West Pembrokeshire Coastline some 15 miles or so North West of the County and Market Town of Haverfordwest. St Davids has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, Bank, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Supermarket/Post Office and a Petrol Filling Station. The Pembrokeshire Coastline at St Non's Bay is within a mile or so of the Property and also close by are the other well known sandy beaches and coves at Porthclais, Whitesands Bay, Abereddy, Traeth Llyfn, Porthgain, Caerfai, Solva, Newgale, Broad Haven and Little Haven. St Davids stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.



DIRECTIONS

From Haverfordwest, take the Main A487 road north west for approx. 14 miles and in the city of St Davids proceed towards the centre and 3, High Street is a First Floor Flat above Mountain Warehouse (100yards or so prior to Cross Square). Alternatively from Fishguard, take the Main A487 road South West for approx. 14 miles and on entering the City of St Davids follow the road to the left into New Street. Continue on this road for 400 yards or so and upon reaching the 'T' junction with the High Street, Flat 3 is the Property is immediately on the right of the 'T' junction with High Street. What 3 Words - //into.minimums.native

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