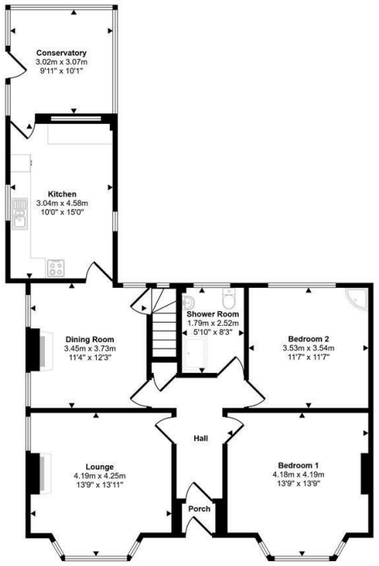
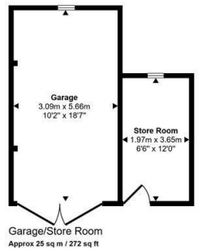
Approx Gross Internal Area
164 sq m / 1763 sq ft



Ground Floor
Approx 100 sq m / 1082 sq ft



First Floor
Approx 38 sq m / 410 sq ft



Garage/Store Room
Approx 25 sq m / 272 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 E
HEATING: Gas
AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

Ref: IRK/CFH/09/26/DRAFT/CFH

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.
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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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TELEPHONE: 01437 762626

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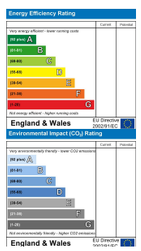






111 Nun Street, St. Davids, Haverfordwest, Pembrokeshire, SA62 6BP

- Detached Dormer Bungalow
- Sought-After St Davids Location
- Fantastic Renovation Potential
- Gardens & Conservatory
- No Onward Chain!
- Four Bedrooms
- Sea and Countryside Views
- Two Reception Rooms
- Off-Road Parking & Detached Garage
- EPC 'TBC'



Offers In Excess Of £350,000

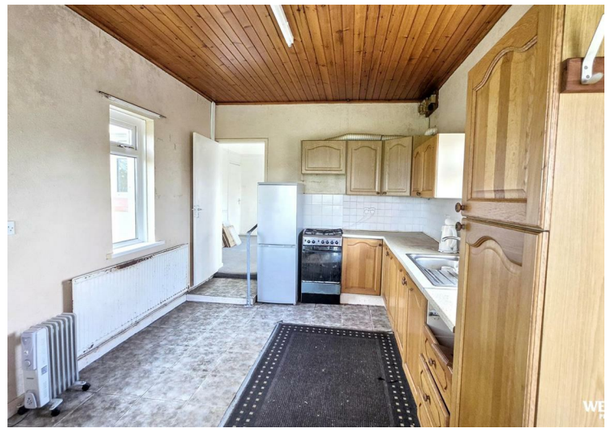
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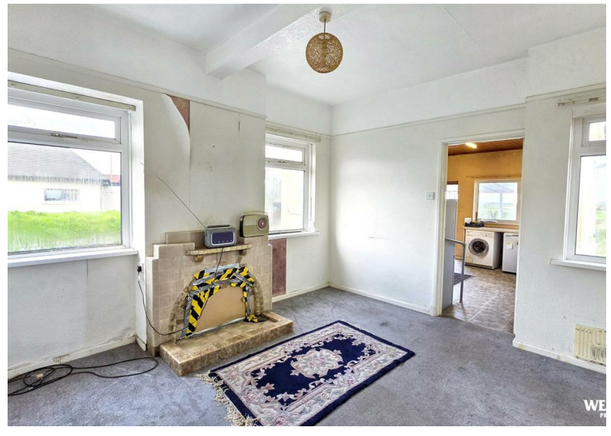
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The Agent that goes the Extra Mile

















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Enjoying an enviable position on the outskirts of the historic cathedral city of St Davids, this detached four-bedroom dormer bungalow offers an exciting opportunity to create a wonderful home, with far-reaching sea and countryside views towards Carn Llidi. Set within established gardens and benefiting from off-road parking, a detached garage and adjoining store room, the property combines a desirable location with considerable potential for modernisation and improvement.

The accommodation is arranged over two floors, the ground floor comprising an entrance porch leading into a central hallway, a lounge featuring a stone fireplace and bay window, and a separate dining room with access through to the kitchen. The kitchen is fitted with a range of wooden wall and base units and leads into a conservatory, where extensive glazing provides a wonderful outlook across the surrounding countryside. Two ground-floor bedrooms and a shower room complete this level, offering flexibility for family living or those seeking accommodation predominantly on one floor. Stairs from the dining room lead to the first floor, where a landing provides access to two further bedrooms, both offering additional accommodation with potential for a variety of uses.

Externally, the property benefits from lawned gardens with established trees and hedgerows, together with an extensive driveway providing off-road parking for several vehicles. A detached garage with an adjoining store room offers useful storage or workshop potential.

Located in St Davids city centre, its shops, cafes, restaurants and historic Cathedral within easy reach, together with the spectacular beaches and coastal walks of the Pembrokeshire Coast National Park, this is a property offering both potential and an appealing lifestyle in one of Pembrokeshire most desirable locations







DIRECTIONS

From West Wales Properties in Haverfordwest, proceed out of town following signs for St Davids (A487). Continue along the A487, passing through the villages of Pelcomb Cross, Simpson Cross, Roch, Penycwm and Solva. Remain on the A487 towards St Davids, as you enter the city continuing along high street and right into Nun Street. The property can be found towards the far end of Nun Street, on the left-hand side, identified by our West Wales Properties For Sale board. What3words: ///hiring.picnic.cracker

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

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