



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: Band F

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

SSG/AMA/04/24/OK

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

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Ty Nancy 4 Quickwell, St Davids, Haverfordwest, Pembrokeshire, SA62 6PD

- Grade II Listed
- Three Bedrooms
- Enclosed Cottage Garden to Rear
- Centre St of Davids
- Gas Central Heating
- Detached Cottage
- Driveway/ Garage Parking
- Character Features Exposed Beams and Stone Walls
- Kitchen and Pantry
- EPC Exempt

Auction Guide £275,000

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A Grade 2 Listed charming detached 18th century cottage which is full of character, located in the heart of St Davids City, renowned as Britain's smallest city, at the heart of which stands the historic Cathedral and ruined Bishops Palace and is a ten minute walk from the beach.

The current owners have run the property as a holiday let for approximately 15 years, with many guests returning to the property for a repeat stay.

The accommodation comprises of open plan living/dining area that offers a warm and inviting space for relaxation or entertaining guests, kitchen, utility room, cloakroom, integral double length garage/workshop. Upstairs three bedrooms and a bathroom. Property benefits from gas central heating.

Externally to the front is a stone wall with mature trees and shrubs, driveway for one vehicle and access to the garage/workshop. To the rear is a small enclosed garden which contains the ancient 'cowled' spring which was once the principal water source for local people. The garden has a lawned area and a crazy paving pathway that leads to a patio area.

Whether you are looking for a permanent residence or a holiday home, "Ty Nancy" presents a wonderful opportunity to own a piece of history in a picturesque location. Don't miss out on the chance to make this delightful cottage your own!

St Davids is a popular Cathedral City which is situated on the North Pembrokeshire Coastline some fifteen miles or so North West of the County and Market Town of Haverfordwest. St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops, Supermarket, Doctor's and Dentist's surgeries, Pharmacy etc. 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 take the A487 in the direction of St. Davids. Enter the town and when in the town centre take the one way system onto Nun Street . Turn left onto Quickwell Hill and follow the road down the hill the property will be found on the right hand side opposite the car park. What3words objective.smile.head

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