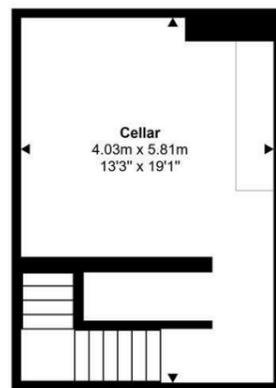
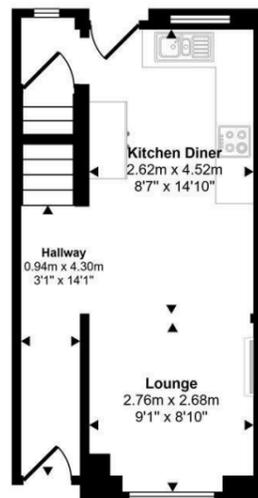


Approx Gross Internal Area  
99 sq m / 1062 sq ft

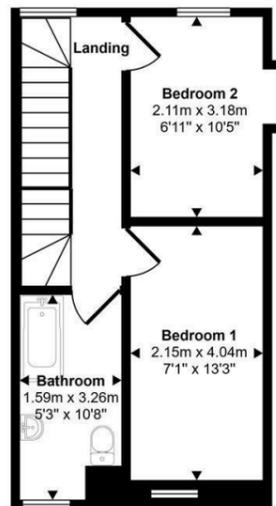


Cellar  
4.03m x 5.81m  
13'3" x 19'1"

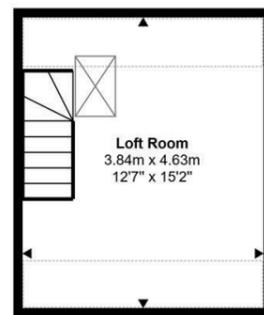
Approx 23 sq m / 252 sq ft



Ground Floor  
Approx 28 sq m / 298 sq ft



First Floor  
Approx 30 sq m / 321 sq ft



Second Floor  
Approx 18 sq m / 192 sq ft

Denotes head height below 1.5m

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 Electric, Mains Water, Mains Gas, Mains Drainage

HEATING: Gas

TAX: Band D

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

JETH/ESL/03/26/DRAFT

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

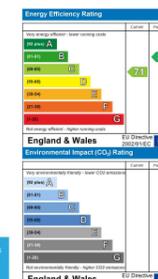


## 24 Nun Street, St. Davids, Haverfordwest, Pembrokeshire, SA62 6NT

- Mid-Terrace Cottage
- Two Bedrooms Plus Loft Room
- Character Features
- Cellar
- Courtyard Garden To Rear
- Located In The Heart Of St David's
- Open Plan Living Space
- Wood-Burning Stove
- Gas Central Heating
- EPC Rating: C

£275,000

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk) TELEPHONE: 01437 762626

**The Agent that goes the Extra Mile**





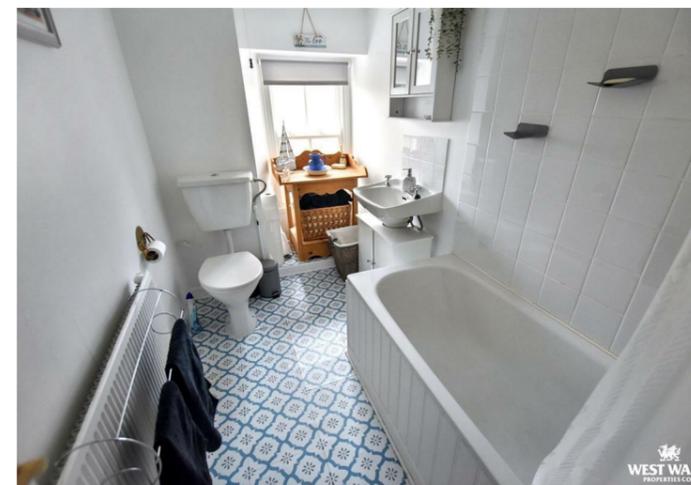
Welcome to 24 Nun Street, a beautifully presented mid-terrace cottage located in the heart of St David's. The property is bursting with charm and character, with huge potential to be a successful holiday let, first-time buy or private second home!

The layout of the property briefly comprises an entrance hall leading through to an open-plan living area with a woodburning stove and space for a dining table, and a modern fitted kitchen. On the first floor is a landing leading through to two bedrooms and a family bathroom. Stairs lead to a loft room, which is currently utilised by the vendors as a third bedroom. The property also has the added benefit of a cellar offering handy storage space and space for utility appliances. The property is served by gas central heating.

Externally, there is a pretty low-maintenance courtyard garden to the rear, which is laid to lawn with a shared footpath giving pedestrian access to the rear. The perfect place to sit outside on a sunny afternoon!

A fabulous property in the UK's smallest city - viewing is highly recommended!

St David's is situated on the most westerly tip of Wales. Lying within the Pembrokeshire Coast National Park, it is a focal point on one of the most spectacular and unspoilt coastlines. It is a popular Cathedral City situated some fifteen miles or so North West of the county and market town of Haverfordwest. Renowned for its Cathedral and Bishops Palace, and as Britain's smallest city, St Davids benefits from numerous amenities including schools, pubs, restaurants, hotels, art galleries, gift shops and a supermarket.



### 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 onto Nun Street. The property will be found on the right hand side. What3words///bagels.fully.overlooks

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

