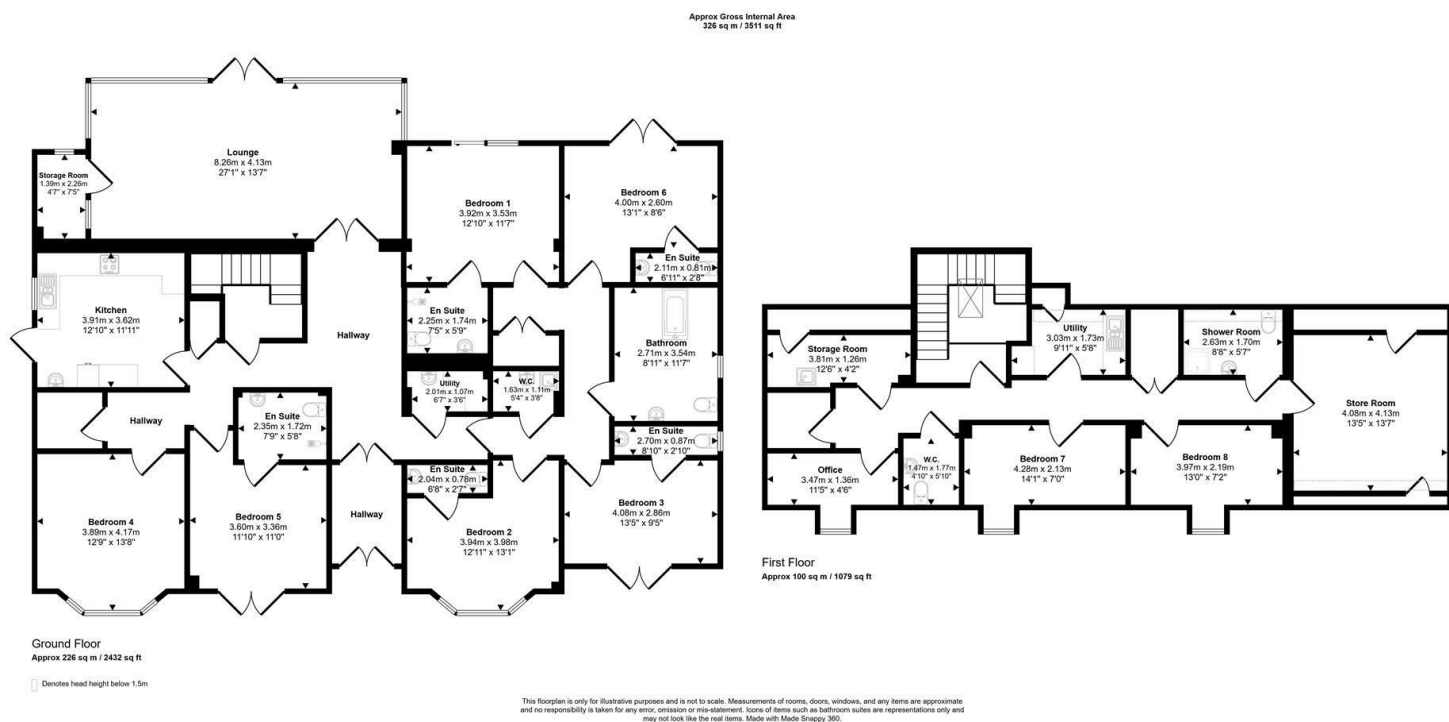


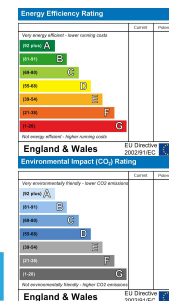


## Shalom House, 113 Nun Street, St. Davids, Haverfordwest, SA62 6BP

- Detached Dormer Bungalow
- No Onward Chain
- Full Width Sun Room To Rear
- Patio Garden To Rear
- Sought After Location
- Huge Potential For Commercial Or Residential Development
- Up To 8 Bedrooms (multiple En-Suite Rooms)
- Car Park To Front
- Incredible Countryside Views
- EPC Rating: TBC

Guide Price £450,000

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



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

*The Agent that goes the Extra Mile*



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

Heating: Gas

TAX: Band N/A

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

IRK/ESL/07/26/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,

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For Sale by Modern Method of Auction – Shalom is a substantial detached dormer bungalow occupying an enviable position on the outskirts of the historic city of St Davids, commanding breathtaking countryside views, including the iconic Carn Llidi.

Formerly operating as a surgery and care facility, this versatile property offers exceptional potential for a range of uses, including continued healthcare or commercial use, bed and breakfast, or conversion into a spacious residential home, subject to the necessary planning consents.

The generously proportioned accommodation extends to up to eight bedrooms, many benefiting from en-suite facilities, together with a variety of offices, consulting rooms and storage areas, providing flexibility to suit a range of requirements. A well-equipped kitchen and an impressive rear sun room make the most of the stunning panoramic views, while the inclusion of a lift enhances accessibility throughout the property.

Externally, the property benefits from ample off-road parking via a large front car park, together with a private rear patio garden, creating an ideal space to relax and enjoy the spectacular surroundings.

Offering outstanding potential in a sought-after location, early viewing is highly recommended to fully appreciate the size, setting and possibilities this unique property has to offer.

St Davids is a popular Cathedral City situated on the North Pembrokeshire Coastline, some 15 miles North West of the County Town of Haverfordwest. Renowned for its Cathedral and Bishops Palace, St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Banks, Doctors and Dentists surgeries, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops 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.



### DIRECTIONS

From Haverfordwest exit the town on the St Davids Road and continue on this road for approximately 14 miles. On reaching St Davids, pass the petrol station on the left, turn right at first roundabout onto Glasfryn Road, carry on until this road ends at Nun street, turn left, the property will be found shortly afterwards on the right-hand side. What3Words: [///budget.landlady.club](https://www.what3words.com/#!/budget.landlady.club)

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