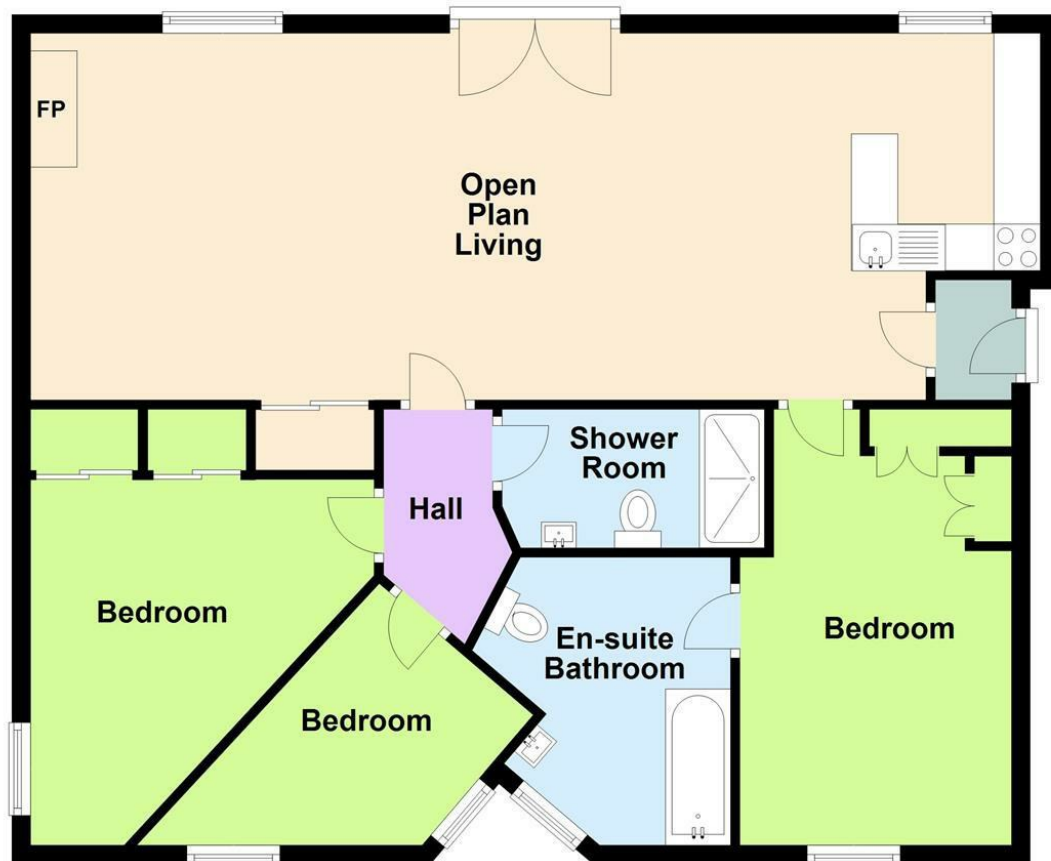


Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 999 with 980 years remaining
ANNUAL GROUND RENT: peppercorn
GROUND RENT REVIEW PERIOD: N/A
ANNUAL SERVICE CHARGE AMOUNT: £1,449.33 six monthly in advance
SERVICE CHARGE REVIEW PERIOD: N/A

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'G'

LG/06/22/CLM/DRAFT/OK/CLM/7/7/22

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

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

TELEPHONE: 01437 762626

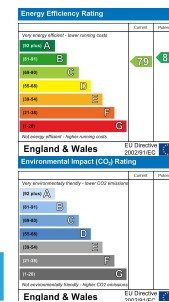


12 St Nons Apartments St. Davids, Pembrokeshire, SA62 6RG

- FIRST FLOOR APARTMENT
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER COSTAL LOCATION
- DEDICATED PARKING SPACE
- LEASEHOLD
- THREE BEDROOM
- BALCONY WITH COUNTRYSIDE VIEWS
- DOUBLE GLAZING & GAS CH
- MASTER BEDROOM WITH ENSUITE
- EPC RATING: C

No Onward Chain £375,000

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





A fantastic opportunity to purchase a three bedroom apartment, finished to a high standard, located in the heart of St Davids, just a stroll away from the local amenities and the grounds of St Davids Cathedral. Situated inside a beautiful building with a balcony boasting stunning views out over the Pembrokeshire countryside, this property is a real hidden gem and although it cannot be used as a holiday let, it would make a wonderful permanent residence or holiday home . Viewing is highly recommended to appreciate the location, finish and space the property has to offer!

Benefitting from gas central heating and double glazing; The attractive accommodation comprises: Open plan kitchen/dining room and lounge. The modern kitchen is fitted with a range of wall and base units and appliances. The central space between the kitchen and the lounge is a perfect space for dining situated in front of the French doors out to the balcony. At the far end of the room the lounge area benefits from a log effect gas stove. Also off the hallway is a master bedroom with en suite bathroom, two further bedrooms and a shower room. The property also benefits from a balcony with decked seating area allowing an additional space to relax and enjoy views out to Carn Llidi in the distance and the beautiful Pembrokeshire beyond. Externally to the rear, there is one allocated parking space and the option to purchase a garage by separate negotiation.

St Davids is a popular Cathedral City situated on the North Pembrokeshire Coastline, some 15 miles North West of Haverfordwest town. Renowned for its Cathedral and Bishops Palace, St Davids has the benefit of numerous amenities and facilities which include: Secondary and Primary Schools, Chapels, a Bank, Doctors and Dentists surgeries, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops and a Supermarket etc. The Pembrokeshire Coastal Path offers wonderful walks which are easily accessible from the property.



ENTRANCE PORCH

SHOWER ROOM

9'2 x 4'9 (2.79m x 1.45m)

KITCHEN

8'1 x 8'4 (2.46m x 2.54m)

BEDROOM 3

13'4 max x 13'3 (4.06m max x 4.04m)

LOUNGE/DINING

31'7 max x 12'10 (9.63m max x 3.91m)

BEDROOM 1

15'5 max x 8'5 (4.70m max x 2.57m)

EN SUITE BATHROOM

6'0 max x 10'1 max (1.83m max x 3.07m max)

BEDROOM 2

7'1 x 13'2 max (2.16m x 4.01m max)



DIRECTIONS

DIRECTIONS: From our office in Fishguard take the A487 towards St Davids. Follow the one way system round the town, down New Street, turning right into High Street, proceed down the left hand side of the Square, bearing left into Goat Street at the bottom of the square. Follow the road down the hill and round the left hand bend and turn left into St Nons Close, where the the property will be found on the left hand side. Walk around to the front of the building, where you will find the entrance to number 12.

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