73 Nun Street, St. Davids

Offers In The Region Of £450,000

73 Nun Street is a substantial and adaptable property set in the heart of St Davids, offering a blend of character, space and versatility. The current arrangement of a ground floor gallery, three-bedroom accommodation above and rear annexe means the building can easily support a range of uses. It works particularly well as a residential-led home with valuable secondary accommodation, yet it also lends itself to continued mixed use for those who may wish to retain a workspace, studio or small commercial presence alongside comfortable living space.

Situated on one of St Davids' most recognisable streets, the property is within easy reach of local shops, cafés and the Cathedral, with some of Pembrokeshire's finest coastal scenery a short distance away. Off-road parking, mains services and the annexe add to the overall appeal, making it an attractive option for buyers seeking a flexible home, an investment opportunity or a building that can balance living and working requirements in a highly desirable location.

R K & son Lucas
PEMBROKESHIRE'S PROPERTY PROFESSIONALS

Covering the whole of Pembrokeshire from offices in Haverfordwest and Milford Haven.

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Entrance
Providing separate access to the shop and residential accommodation

Shop
Measuring approx. 19.5 sq. m (210 sq. ft.). Suitable for a variety of retail purposes with triple pane display window

Inner Hallway

Kitchen
Comprising base units with integrated electric oven and hob, single drainer sink, log burner, tiled splash back

Reception Room/Bedroom
Suitable as ancillary space for the commercial unit or as a reception/bedroom for the residential element

Sunroom
With rear access to the garden

Shower Room
Electric shower in cubicle, close coupled lavatory, pedestal hand basin

Landing

Bedroom 1
Front facing double bedroom

Bedroom 2
Front facing double bedroom

Living Room/Bedroom 3
Rear facing double bedroom. Alternative use as a reception room for first floor accommodation

Kitchen
Comprising matching base and wall units with contrasting work surface, single drainer sink, electric oven with gas hob, extractor fan, tiled splash back

Bathroom
P-shaped bath with shower and screen, pedestal hand basin, close coupled lavatory

Annexe
Ancillary to the main building

Living Room

Bedroom

Dining Room

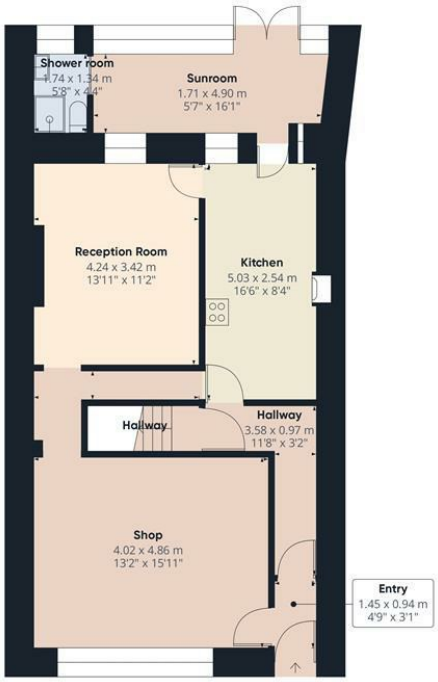
Shower Room

Outside
To the side of the property a gated driveway and car port provide off-road parking for at least 3 vehicles. To the rear is a fully enclosed garden with gravelled areas, lawn, and store shed

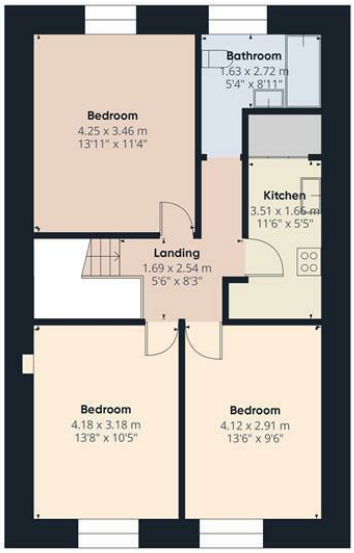
General Notes
Services: All mains services connected
Tenure: Freehold
Local Authority: Pembrokeshire County Council & Pembrokeshire Coast National Park Authority
Tax Band: B
Rateable Value: £4,250 (April 2023 to present)
Broadband: Superfast broadband available
Mobile coverage: Available from a range of providers
For an indication of speeds and supply of coverage interested parties should visit Ofcom checker.

Viewing
Strictly by appointment with R K Lucas & Son

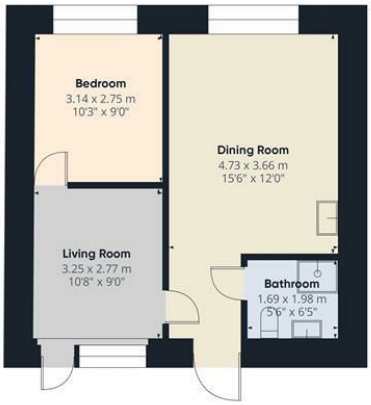
See even more photos on our website
www.rklucas.co.uk



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

170.2 m²

1836 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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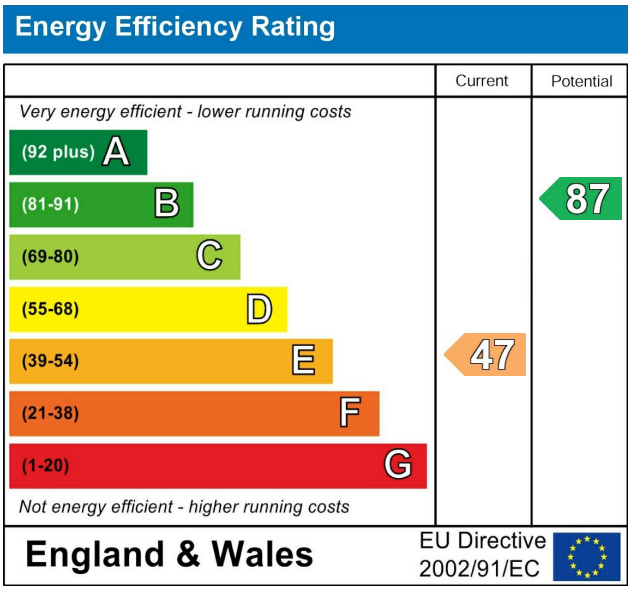
Directions (From Haverfordwest): Take the A487 north towards St Davids and continue for approximately 14 miles, passing through the villages of Simpson Cross, Roch, Newgale & Solva. Follow the road into St Davids and continue straight ahead as you approach the city centre. At Cross Square follow the road around to the right onto Nun Street. No. 73 will be found on the left-hand side. what3words///thinker.reprints.dumplings



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