

96 Nun Street, St. Davids, Haverfordwest, Pembrokeshire, SA62 6NX

Price Guide £180,000

- * Requiring renovation, modernisation and updating, an End of Terrace (of 3) two storey Dwelling House.
- * Spacious 2 Reception, Kitchen/Breakfast Room, 3 Bedrooms and Bathroom accommodation.
- * Tiled Open Fireplace. uPVC Double Glazed Windows and Doors. Loft Insulation.
- * Garage and Off Road Vehicle Parking adjacent to the eastern gable end of the Dwelling House.
- * Rear Concreted Patio/Yard with steps giving access to a good sized elevated Grassed/Lawned Garden.
- * Ideally suited for a Builder, DIY Enthusiast or for Family or Retirement purposes on a when improved basis.
- * Early inspection strongly advised. Realistic Price Guide. EPC Rating G.

SITUATION

St Davids is a popular Cathedral City which stands on the North West Pembrokeshire Coastline some 15 miles or so North West of the County and Market Town of Haverfordwest.

St Davids has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Supermarket/Post Office, Tourist Information Centre, a Memorial/Community Hall and a Petrol Filling Station/Hotel/Store.

The Pembrokeshire Coastline at St Non's Bay is within a mile or so of the Property and also close by are the other well known sandy beaches and coves at Porthclais, Whitesands Bay, Abereiddy, Traeth Llyfn, Porthgain, Caerfai, Solva, Newgale, Broad Haven and Little Haven.

St Davids stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Post Office, Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town and Ferry Port of Fishguard is some 15 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

There are good road links from Haverfordwest along the Main A40 to Carmarthen and the M4 to Cardiff and London, as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Nun Street is a mixed Residential/Commercial area and is the main thoroughfare (the Main A487 Road) which runs in a north easterly direction from the centre of St Davids at Cross Square towards Fishguard.

96 Nun Street stands within 400 yards or so of St Davids City Centre and Cross Square.

DIRECTIONS

From Fishguard, take the Main A487 Road South West for some 14 miles and upon entering the City of St Davids, follow the road to the left into New Street. Continue on this road for some 450 yards or so and upon reaching the

"T" junction with the High Street, turn right. Proceed down to Cross Square and follow the road to the right and take the third exit (straight on) into Nun Street. Continue on this road for 400 yards or so and 96 Nun Street is situated on the right hand side of the road. A "For Sale" Board is erected on site.

Alternatively, from Haverfordwest, take the Main A487 Road North West for some 15 miles and upon reaching the centre of St Davids and Cross Square, follow the road to the right and take the third exit (straight on) into Nun Street. Continue on this road for 400 yards or so and 96 Nun Street is situated on the right hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

96 Nun Street comprises an End of Terrace (of 3) two storey Dwelling House of solid stone and cavity concrete block construction with rendered and coloured tyrolean/roughcast elevations under a pitched composition slate and flat fibreglass roof. Accommodation is as follows:-

uPVC Door to:-

Porch/Hall



4'11" x 4'5" (1.50m x 1.35m)

With fitted carpet and half glazed door to:-

Dining Room/Reception Hall



13'7" x 9'4" (4.14m x 2.84m)

With fitted carpet, uPVC double glazed window, staircase to First Floor, telephone point, 1 power point, ceiling light, smoke detector (not tested), doors to Sitting Room, Kitchen/Breakfast Room, Walk-in Pantry and:-

Walk-in Cloak/Store Room

4'5" x 3'7" (1.35m x 1.09m)

With Pine wall shelves.

Walk-in Pantry

4'5" x 3'7" (1.35m x 1.09m)

With Pine wall shelves.

Sitting Room



16'0" x 14'0" (4.88m x 4.27m)

(approximate measurement). With fitted carpet, alcove with shelves, tiled open fireplace, 3 uPVC double glazed windows, ceiling light and wall light, TV point and 6 power points.

Kitchen/Breakfast Room



13'6" x 10'3" (4.11m x 3.12m)

With vinyl floor covering, uPVC double glazed window to rear, strip light, floor cupboards, single drainer stainless steel sink unit with hot and cold, Gas cooker point, cooker box, 3 power points and a uPVC double glazed door to rear Concreted Patio/Yard.

First Floor

Landing



7'2" x 2'9" (2.18m x 0.84m)

With fitted carpet, open to Inner Landing and doors to Bedroom 2 and:-

Bedroom 1



13'8" x 10'0" (4.17m x 3.05m)
plus alcove 3'3" x 2'10" (0.99m x 0.86m). With 2 uPVC double glazed windows, ceiling light and 2 power points.

Bedroom 2



13'4" x 10'3" (4.06m x 3.12m)
("L" shaped maximum). With fitted carpet, uPVC double glazed window to rear, ceiling light, 4 power points and a fitted Clothes Closet with shelves and cupboard above.

Inner Landing

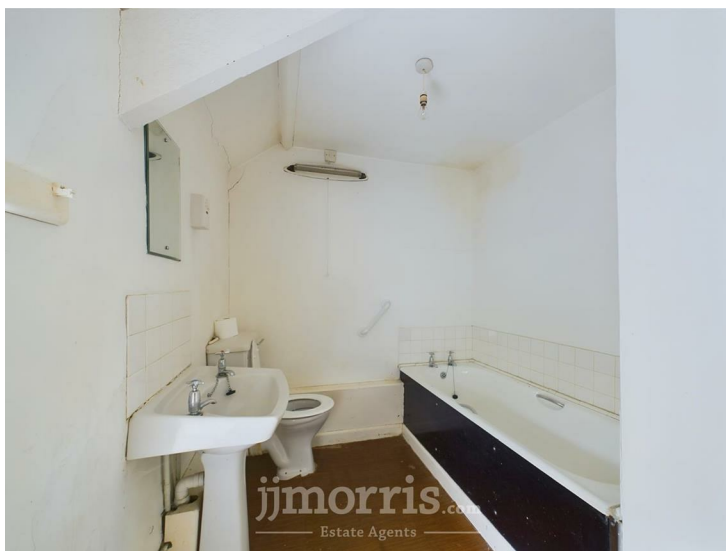
6'10" x 6'5" (2.08m x 1.96m)
(maximum). With fitted carpet, uPVC double glazed window to rear, Airing Cupboard with shelves housing a copper hot water cylinder and immersion heater and a cold water tank and doors to Bathroom and:-

Bedroom 3



14'1" x 10'1" (4.29m x 3.07m)
With fitted carpet, 2 uPVC double glazed windows, access to Insulated Loft, ceiling light and 2 power points.

Bathroom



9'11" x 6'10" (3.02m x 2.08m)
(maximum). With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin and WC, ceiling light, uPVC double glazed window, electric wall heater, wall mirror, shaver point and a tiled splashback.

Externally

Adjacent to the eastern gable end of the Dwelling House and accessed off Nun Street is a Concrete Hardstanding which allows for an Off Road Vehicle Parking Space and gives access to a:-

Garage



18'9" x 10'7" (5.72m x 3.23m)

Of stone and concrete block construction with a flat fibreglass roof. It has a fibreglass (Cardale electrically operated) up and over door, ceiling light, Gas Meter, Electricity fuse box, cold water tap, 1 power point and a uPVC door to rear Garden.

Directly to the rear of the Dwelling House is a Concreted Patio/Yard with steps giving access to a good sized elevated Lawned/Grassed Garden with Flowering Shrubs.

Outside Electric Light.

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Tiled Open Fireplace.

TENURE

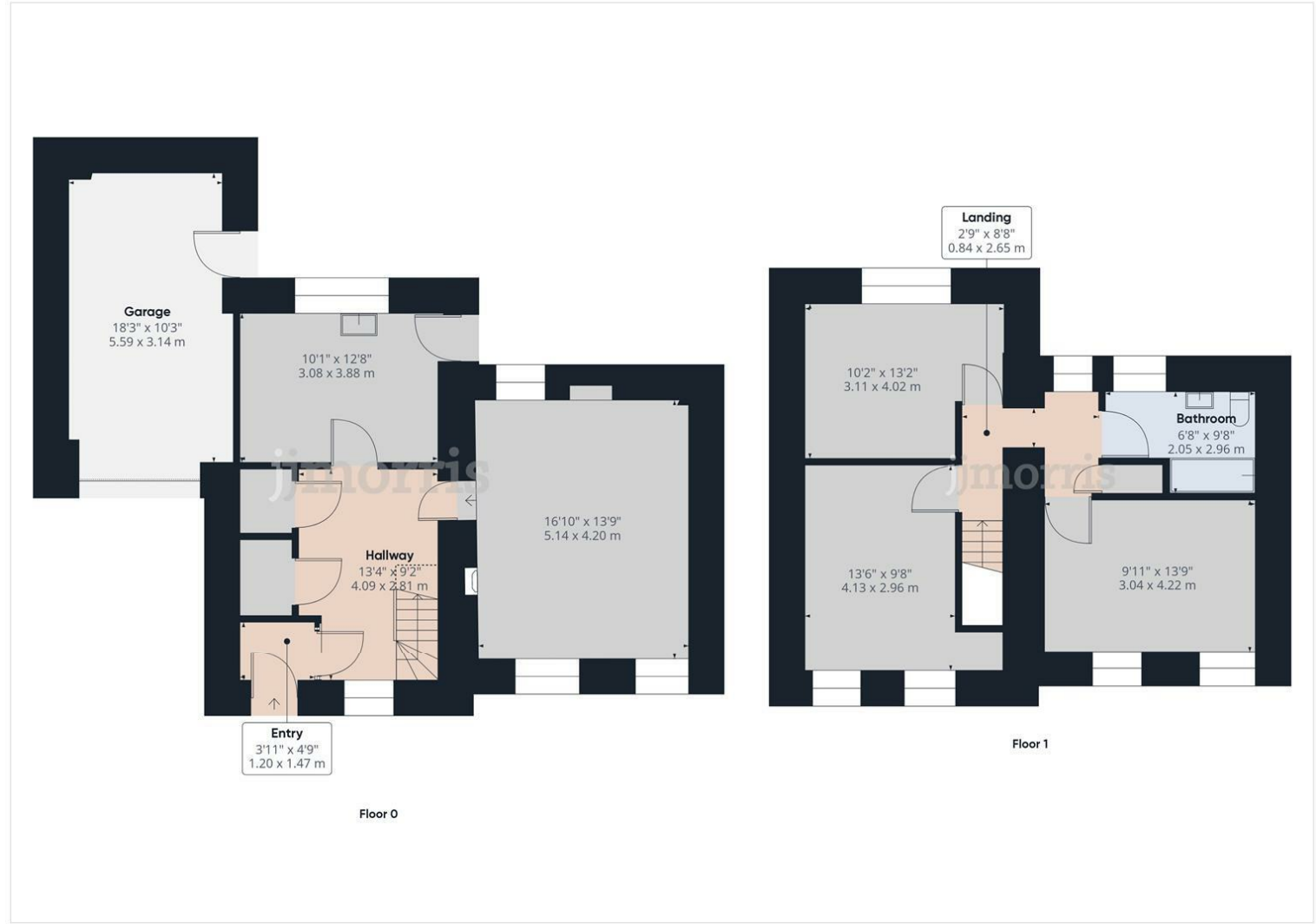
Freehold with Vacant Possession upon Completion.

REMARKS

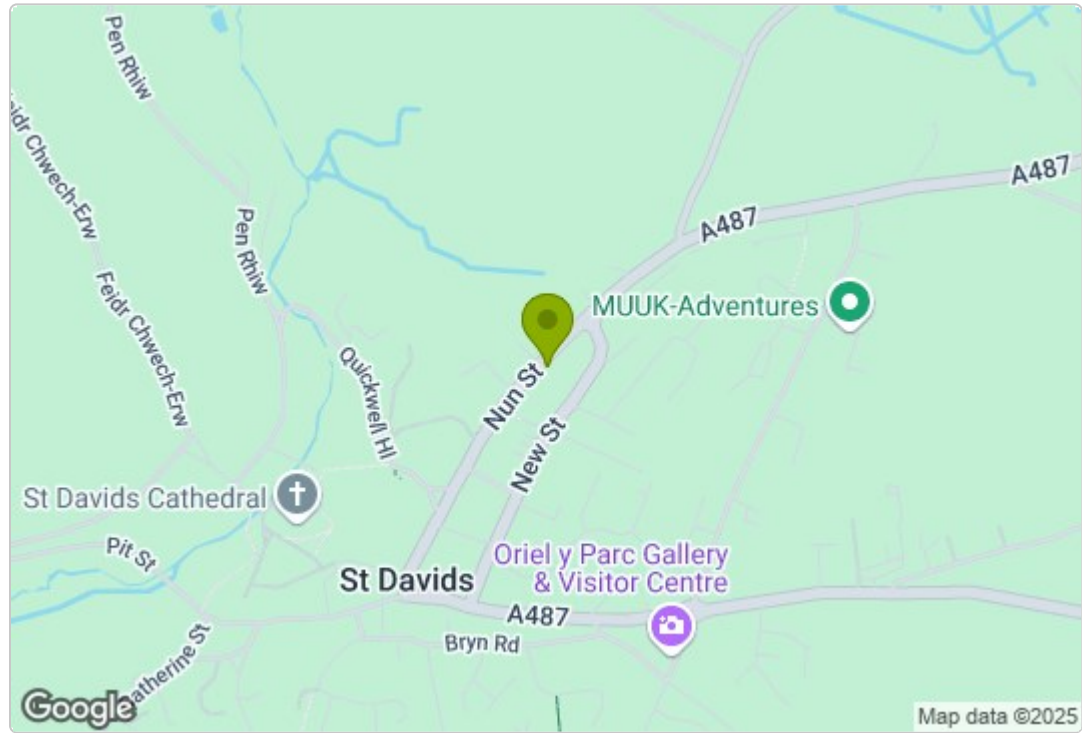
96 Nun Street is a spacious End of Terrace (of 3) two storey Dwelling House which stands in this popular Cathedral City and being ideally suited for a Builder, DIY Enthusiast or on a "when improved" basis for Family, Retirement, Investment or Holiday Letting purposes. It has 2 Reception, Kitchen, Bathroom and 3 Bedroom accommodation which benefits from uPVC Double Glazing and Loft Insulation. In addition, there is Off Road Parking as well as a good sized Garage and a reasonable sized rear Lawned/Grassed Garden and a Concreted Yard/Patio area. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



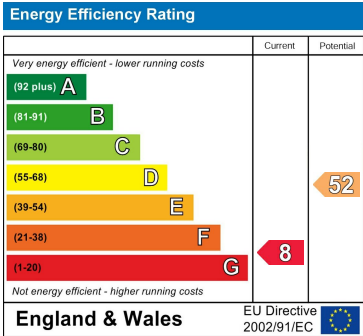
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com