



The Surgery, 36 New Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6SS

Price Guide £550,000

- *A substantial Detached 2 storey Commercial/Residential Property which stands in a convenient location in this popular Cathedral City in good sized Gardens and Grounds and having the benefit of ample Off Road Vehicle Parking and Turning Space.
- *The Ground Floor accommodation extends to 201.25 square meters or thereabouts and has been utilised up until recently as a Doctors Surgery, whereas the First Floor accommodation is a spacious Self Contained Flat which has a Living Room, Kitchen/Breakfast Room, Bathroom and 2 Bedroom accommodation from where distant Coastal Sea Views can be enjoyed.
- *Both Properties benefit from Gas fired Central Heating, Hardwood Double Glazed Windows and Doors and Loft Insulation.
- *The Property stands within 250 yards or so of St Davids City Centre and has excellent Commercial potential or alternatively the Ground Floor could be converted into Residential Accommodation (subject to Change of Use and/or Planning Consents).
- *It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

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 Tourist Information Centre, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Supermarket/Post Office 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 Library, Supermarkets, a Post Office, Petrol Filling Stations, a Leisure Centre, Further Education College, 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 which 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.

New Street is a mixed Commercial/Residential area which runs in a south westerly direction off the Main A487 road to the High Street. 36 New Street stands within 300 yards or so of St Davids City Centre and Cross Square.

Description

The Surgery, 36 New Street, St Davids comprises a Detached 2 storey Building of cavity concrete block/brick construction with part reformite stone, part rendered and coloured elevations and part rendered and pebble dashed elevations under a pitched interlocking concrete tile roofs and a flat (tiled) roof terrace. Accommodation is as follows:-

Hardwood Glazed Entrance Door to:-

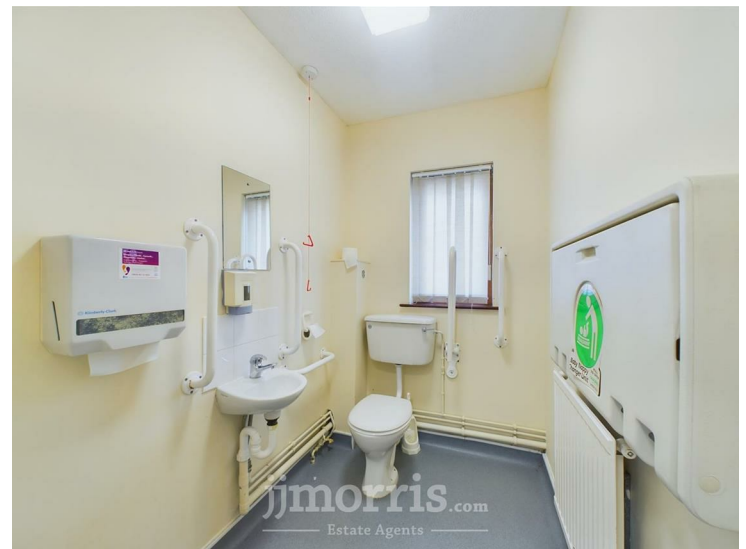
Entrance Hall/Lobby



30'4" x 7'2" (9.25m x 2.18m)

('L' shaped maximum) With non slip vinyl floor covering, radiator, ceiling light, coat hooks, glazed door to Reception Area/Lobby and door to:-

Separate WC



6'9" x 4'9" (2.06m x 1.45m)

With non slip vinyl floor covering, hardwood double glazed splashback, white suite of Wash Hand Basin and WC, tile splashback, wall mirror and ceiling light.

Reception Area/Lobby



10'0" x 7'6" (3.05m x 2.29m)

With non slip vinyl floor covering, glass fronted counter reception, ceiling light, openings to Inner Hall and:-

Waiting Room



21'9" x 11'2" (6.63m x 3.40m)

With non slip vinyl floor covering, 4 hardwood double glazed windows, double panelled radiator, 2 ceiling lights, 6 wall lights, power points and door to:-

Health Visitors Room/Nurses Office



16'7" x 10'9" maximum (5.05m x 3.28m maximum)

With non slip vinyl floor covering, 2 hardwood double glazed windows, Wash Hand Basin, double panelled radiator, ceiling lights and power points.

An opening from the Reception Area/Lobby gives access to an:-

Inner Hall

With non slip vinyl floor covering, 5 ceiling light, double panelled radiator, built in Storage Cupboard and door to:-

General Office



15'9" x 9'11" (4.80m x 3.02m)

With fitted carpet, 2 hardwood double glazed windows, 2 strip lights, Ideal Mexico freestanding Gas Boiler (heating domestic hot water and firing central heating), double panelled radiator, ample power points and opening to:-

Store Room/Records

16'0" x 6'0" (4.88m x 1.83m)

With hardwood double glazed window, fitted bookshelves, strip light, radiator and power points.

Consulting Room 1



14'0" x 10'0" (4.27m x 3.05m)

With non slip vinyl floor covering, hardwood double glazed window, wash hand basin, strip light, ceiling light, double panelled radiator, telephone point and ample power points.

Consulting Room 2



14'9" x 9'1" (4.50m x 2.77m)

With non slip vinyl floor covering, hardwood double glazed window, Wash Hand Basin, strip light, radiator, telephone point and ample power points.

Nurses Room/Office



8'2" x 7'9" (2.49m x 2.36m)

With non slip vinyl floor covering, hardwood double glazed window, Wash Hand Basin, radiator, strip light, telephone point and ample power points.

Practice Nurse/Treatment Room



14'1" x 9'11" (4.29m x 3.02m)

With non slip vinyl floor covering, hardwood double glazed window, 2 strip lights, telephone point, Wash Hand Basin, fitted cupboards and sliding door to:-

Inner Hall/Kitchenette

With single drainer stainless steel sink unit with mixer tap, ceiling light, hardwood double glazed window and door to:-

Treatment Room 2



13'10" x 11'10" (4.22m x 3.61m)

('L' shaped maximum) With non slip vinyl floor covering, hardwood double glazed window, 2 strip lights, Wash Hand Basin, double panelled radiator, telephone point and ample power points.

A hardwood glazed door from the Inner Hall gives access to a:-

Side Entrance Hall



With non slip vinyl floor covering, radiator, ceiling light, hardwood double glazed door to exterior and doors to Inner Hall 2 and:-

Cloakroom

6'0" x 4'5" (1.83m x 1.35m)

With white suite of Wash Hand Basin and WC, tile splashback, ceiling light, radiator and extractor fan.

Inner Hall 2

With non slip vinyl floor covering, ceiling light and doors to Common/Meeting Room/Kitchen Area and:-

Office



12'6" x 8'2" (3.81m x 2.49m)

With 2 hardwood double glazed windows, strip light, double panelled radiator, telephone point and ample power points.

Common/Meeting Room/Kitchen Area



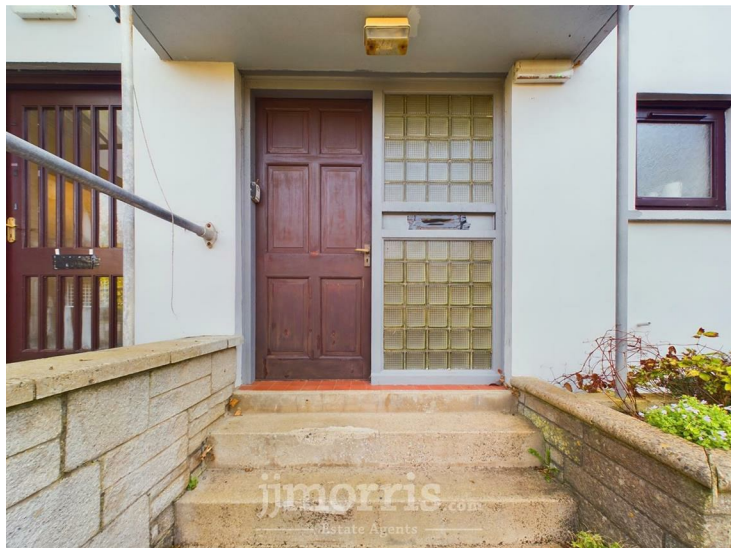
16'0" x 11'10" plus door recess 3'2" x 2'10" (4.88m x 3.61m plus door recess 0.97m x 0.86m)

With non slip vinyl floor covering, 3 hardwood double glazed windows, hardwood double glazed French door to Garden, 2 ceiling lights, double panelled radiator, inset single drainer stainless steel sink unit with mixer tap, range of floor and wall cupboards, fitted bookshelves, telephone point and ample power points.

Steps from the Tarmacadamed Hardstanding area at the fore lead to a hardwood door which gives access to The Flat. Accommodation is as follows:-

Ground Floor

Porch



6'0" x 4'6" (1.83m x 1.37m)

With quarry tile floor, ceiling light, understairs storage cupboard with shelves and door to:-

Hall



12'8" x 8'0" (3.86m x 2.44m)

With a Mahogany parquet floor, double panelled radiator, ceiling light, coat hooks, staircase to First Floor and door to:-

Separate WC

4'9" x 4'7" (1.45m x 1.40m)

('L' shaped) With vinyl floor covering, white suite of Corner Wash Hand Basin and WC, tile splashback, hardwood double glazed window, wall mirror and strip light.

A staircase from the Hall gives access to a:-

Half Landing

6'5" x 3'3" (1.96m x 0.99m)

With fitted carpet, hardwood double glazed window and stair to:-

First Floor

Landing



18'3" x 13'8" maximum (5.56m x 4.17m maximum)

With fitted carpet, 1 power point, built in Cupboard with shelves, built in Utility/Airing Cupboard with 1 power point and plumbing for hot and cold water. ceiling light and access to an Insulated Loft via an aluminium Slingsby type ladder which is part boarded with an electric light.

Bedroom 1



14'0" x 13'0" approx (4.27m x 3.96m approx)

With fitted carpet, ceiling light, coved ceiling, hardwood double glazed window (affording distant sea views), double panelled radiator and power points.

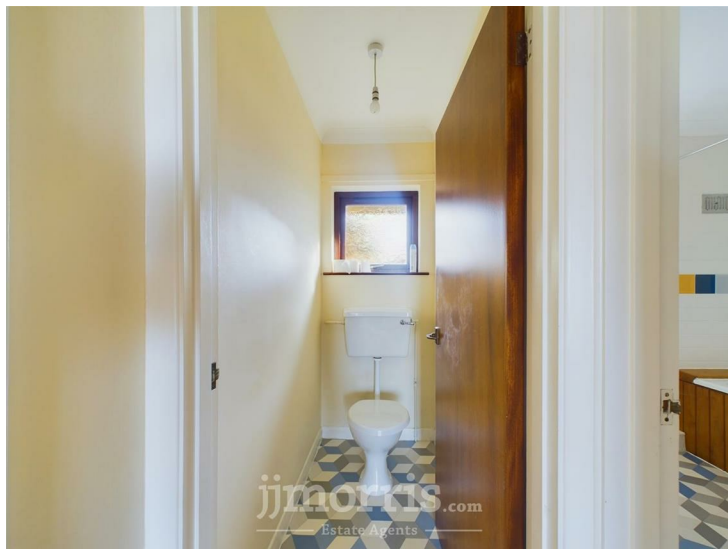
Bedroom 2



14'0" x 10'0" approx (4.27m x 3.05m approx)

With fitted carpet, hardwood double glazed window, coved ceiling, ceiling light, telephone point and ample power points.

Separate WC



5'4" x 3'0" (1.63m x 0.91m)

With vinyl floor covering, hardwood double glazed window, ceiling light and a WC.

Bathroom



8'8" x 8'0" (2.64m x 2.44m)

With vinyl floor covering, hardwood double glazed window, ceiling light, white suite of pine panelled Bath with shower attachment and Wash Hand Basin, mainly half tiled walls, shower curtain and rail, chrome heated towel rail/radiator, shaver light/point, wall mirror, built in Storage Cupboard with shelves and ceiling light.

Sitting/Dining Room



19'0" x 13'0" maximum (5.79m x 3.96m maximum)

With 2 hardwood double glazed windows (affording distant sea views), fitted carpet, stone feature fireplace, 2 single panelled radiators, uPVC double glazed French doors to a tiled balcony, TV point, coved ceiling, 2 ceiling lights, ample power points and glazed door to:-

Kitchen/Breakfast Room



14'0" x 10'6" (4.27m x 3.20m)

With vinyl floor covering, radiator, range of floor and wall cupboards, hardwood double glazed window with roller blind, Siemens 4 ring Cooker Hob, Cooker Hood, built in Siemens electric Double Oven, freestanding fridge/freezer, wall cupboard concealing a Vaillant wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), inset single drainer two and a half bowl stainless steel sink unit with mixer tap, cooker box, ample power points and door to Inner Landing.

Externally

Directly to the fore of the Property is a Tarmacadamed Hardstanding area which allows for ample Vehicle Parking and Turning Space. A ramped concreted path leads off New Street as well as a ramped wheelchair access off the Car Parking Area to The Surgery.

There is in the main a concrete path surround to the Property and to the fore and side are Flowering Shrubs, Hydrangeas as well as Mature Trees and a Lawned Garden. To the rear of the Property is a good sized Lawned Garden with Mature Trees, Eucalyptus Trees, Conifers, Bay Tree, Buddleia, Rhododendrons, Hydrangeas etc etc. There is a large south facing Tiled Roof Terrace which can be accessed from the First Floor Living Room and also via a steel staircase from the Side Garden. In addition, there are numerous Outside Electric Lights and an Outside Water Tap.

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

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. The Surgery has the benefit of Hardwood Double Glazed Windows and Doors and Gas fired Central Heating. Telephone, subject to British Telecom Regulations. Broadband Connection.

The First Floor Flat has the benefit of Gas fired Central Heating, Hardwood Double Glazed Windows and uPVC Double Glazed French Doors to Roof Terrace. Telephone, subject to British Telecom Regulations.

Tenure

The entire Property is of Freehold Tenure with Vacant Possession upon Completion.

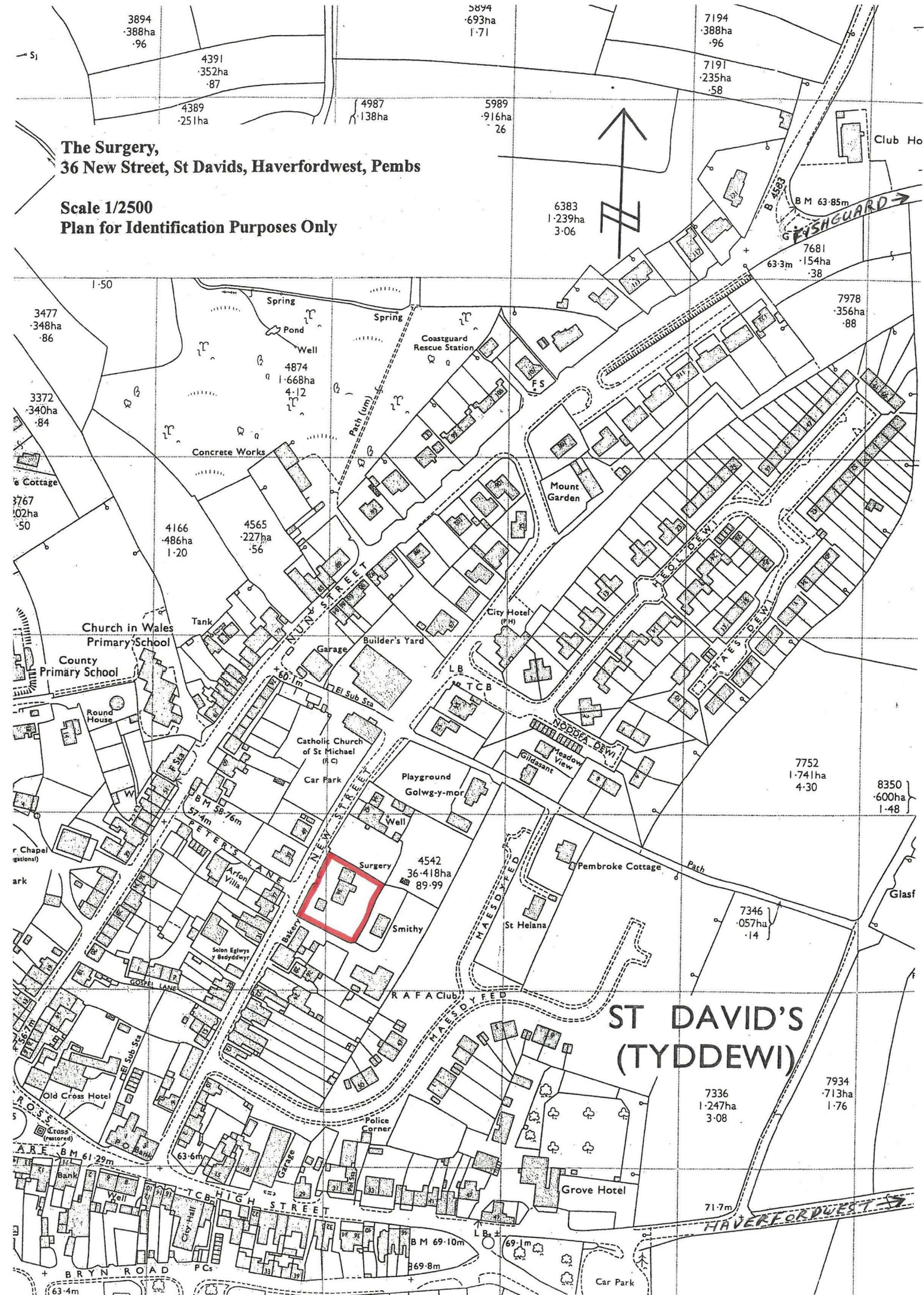
Planning

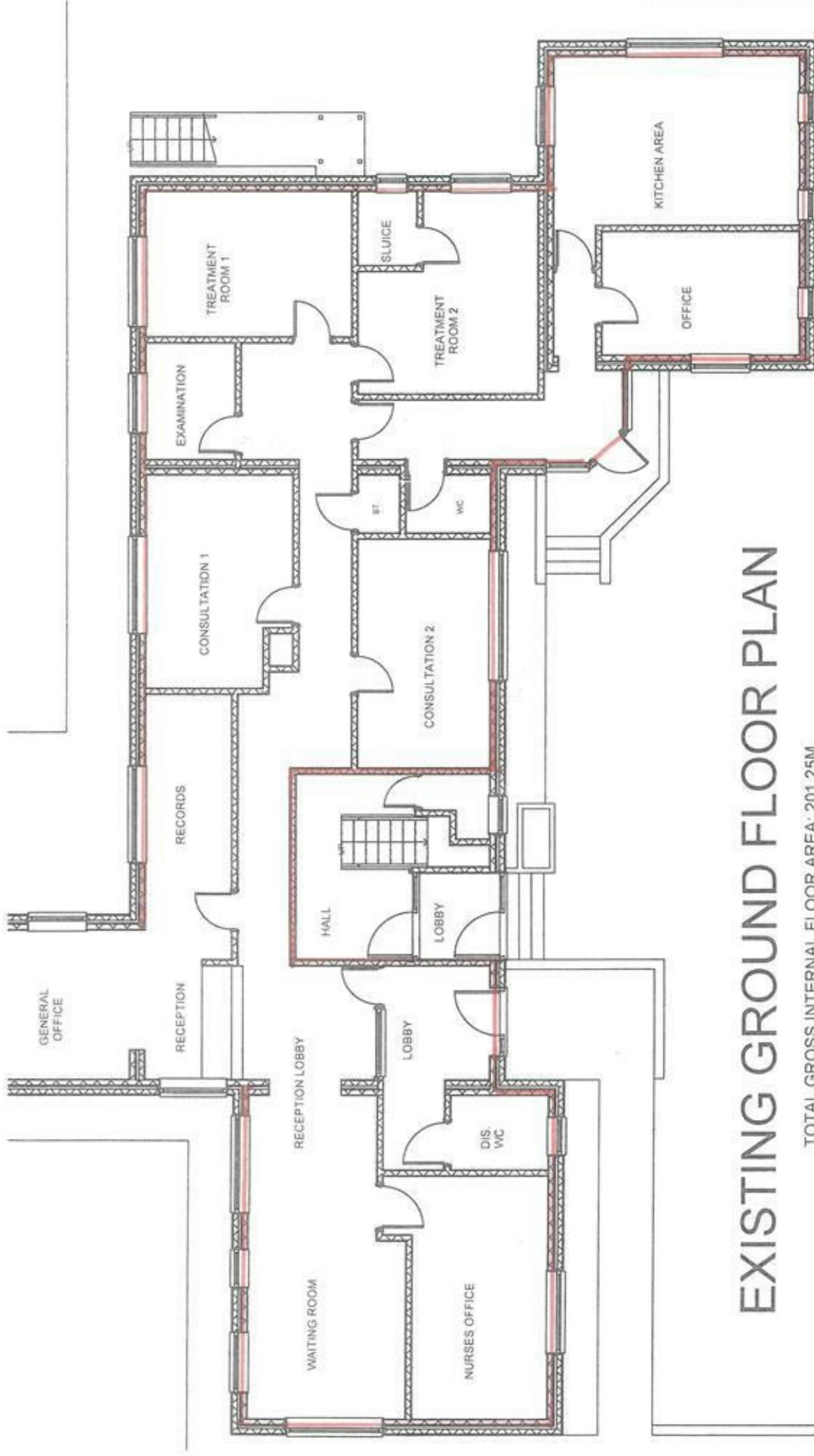
Planning Consent has been granted for the Ground Floor as a Surgery, whereas the First Floor Accommodation is a Self Contained 2 Bedroom Flat.

Remarks

The Surgery, 36 New Street, St Davids is a spacious Commercial/Residential Property which is situated in a good trading location within easy walking distance of St Davids City Centre and it's amenities. The Ground Floor Premises is ideally suited for Commercial purposes as Offices, a Shop or even as Living Accommodation (subject to any necessary Change of Use and/or Planning Consents). The First Floor is currently a spacious Self Contained 2 Bedroomed Flat which benefits from hardwood double glazed windows, gas fired central heating and a part boarded and insulated loft. In addition, the Property has ample Off Road Vehicle Parking Space at the fore as well as good sized established Gardens and Grounds at the side and rear. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

Scale 1/2500
Plan for Identification Purposes Only





EXISTING GROUND FLOOR PLAN

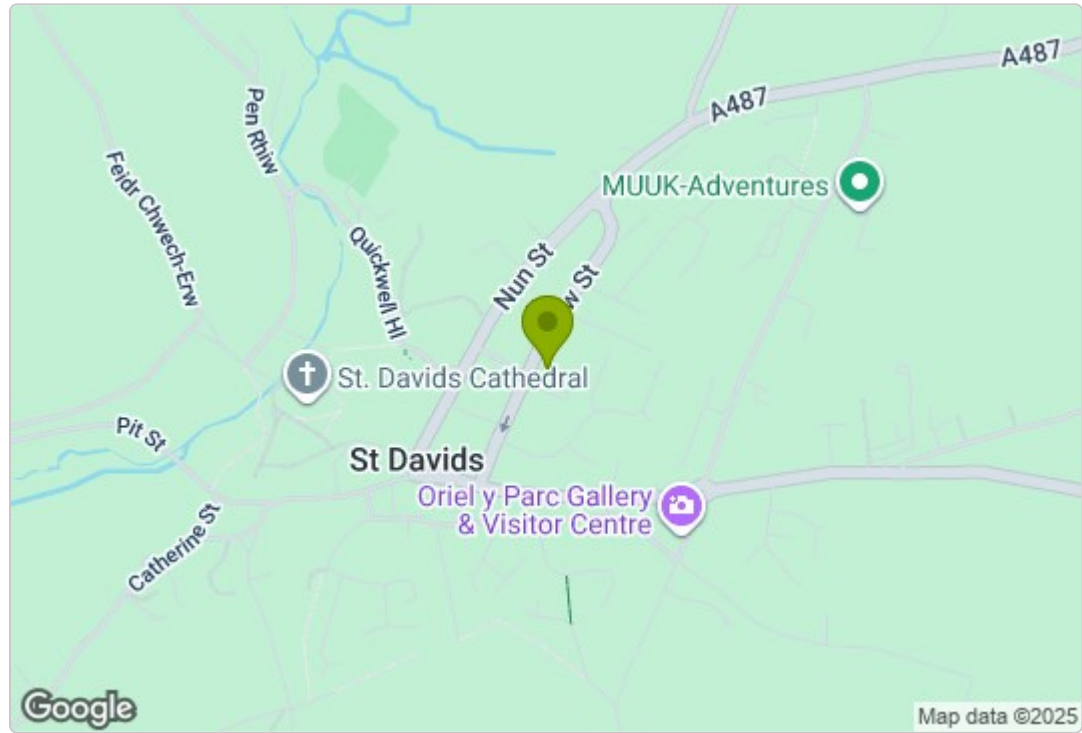
TOTAL GROSS INTERNAL FLOOR AREA: 201.25M



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - B

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.

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