

11 + 13 Nun Street (formerly Cathedral Villas), St. Davids, Haverfordwest, Pembrokeshire, SA62 6NS

Price Guide £650,000

*Two No. 4 storey Town Houses which stands within 50 yards of the centre of St Davids.

*11 & 13 Nun Street are substantial Listed Grade II, 4 storey Terraced Residences which stand in the heart of St Davids from where superb views to St Davids Cathedral, distant Sea Views can be enjoyed and countryside views to Carn Llidi.

*11 Nun Street has Planning Consent for a Guest House/Airbnb where as 13 Nun Street has Planning for a Residential Dwelling.

*The Properties can be utilised as One or Two Properties as required and there are currently openings from the Ground and First Floor accommodation from 11 Nun Street to 13 Nun Street and Vice Versa.

*Properties of this nature in St Davids are extremely rare and the opportunity to purchase should not be missed.

*Early inspection 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 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.

11 & 13 Nun Street are situated within 50 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 450 yards or so and upon reaching the "T"

junction with the High Street, turn right. Proceed on this road for 80 yards or so and upon reaching Cross Square, follow the road to the right and take the third exit (straight on) into Nun Street. Continue on this road for 50 yards or so and 11 & 13 Nun Street are situated on the left hand side of the road. A "For Sale" Board is erected site.

Alternatively from Haverfordwest, take the Main A487 Road north west for some 15 miles and upon reaching the centre of St Davids at Cross Square, follow the road to the right and take the 3rd exit (straight on) into Nun Street. Proceed on this road for 50 yards or so and 11 & 13 Nun Street are situated on the left hand side of the road. A "For Sale" Board is erected on site.

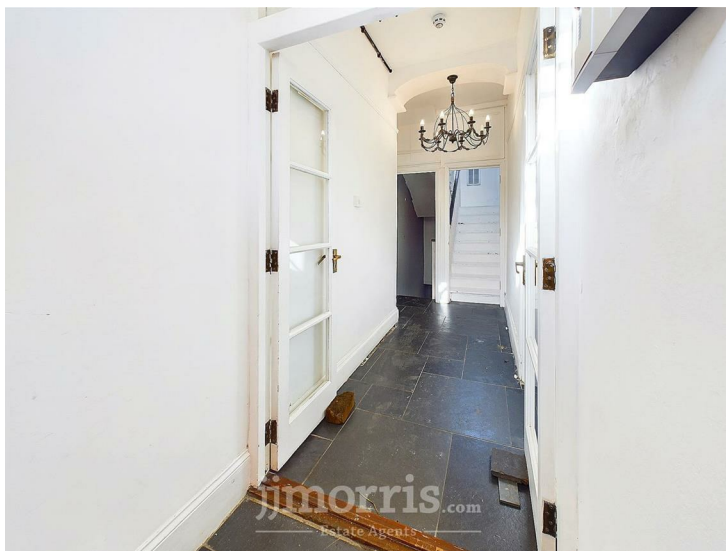
DESCRIPTION

11 & 13 Nun Street comprise of a Terraced and an End of Terrace (4 storey) Dwelling Houses of solid stone construction with rendered and coloured and natural stone faced elevations under a pitched composition slate roofs. Accommodation is as follows:-

11 Nun Street

Ground Floor

Porch



With ceiling light, electricity consumer unit and glazed double doors to:-

Hall



With ceiling light, staircases to Lower Ground Floor and First Floor, 2 power points an opening to 13 Nun Street and door to:-

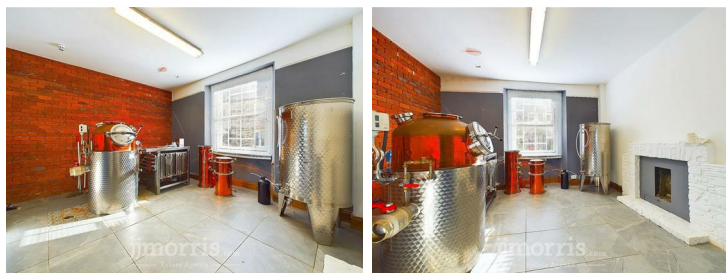
Living Room



13'5" x 13'0" (4.09m x 3.96m)

With ceramic tile floor, 6 power points, opening and steps leading up to a Gallery/Sitting Room/Studio and opening to:-

Sitting Room



14'5" x 13'8" (4.39m x 4.17m)

With fireplace, ceramic tile floor, single glazed window, brick feature wall, strip light and 6 power points.

Gallery/Sitting Room/Studio



13'0" x 10'0" (3.96m x 3.05m)

(approx). With Slate floor, 5 downlighters, painted tongue and groove clad ceiling, natural stone wall, plumbing for radiator, 4 power points, feature brick wall and windows affording superb views of St Davids Cathedral as well as Rural views to Carn Llidi and distant Sea views.

Lower Ground Floor

Hall



18'3" x 5'3" (5.56m x 1.60m)

With ceramic tile floor, coat hooks, 4 power points, wall shelves, 4 wall spotlights, doors to Bedrooms, Shower Room and:-

Kitchen



20'0" x 8'9" (6.10m x 2.67m)

With ceramic tile floor, range of floor and wall cupboards, uPVC double glazed window to rear, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, part tile surround, appliance points, single glazed window and a single glazed 15 pane door to rear Garden, cooker box, Belling freestanding Cooker Range with Gas Hob and Electric Ovens and Grill, natural stone walls and opening to:-

Breakfast Room



13'4" x 11'8" (4.06m x 3.56m)

With fitted carpet, open beam ceiling, built in cupboard with shelves, ceiling light point, 4 power points and a Stone fireplace.

Shower Room



8'6" x 5'8" (2.59m x 1.73m)

With ceramic tile floor, suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Aquaboard Shower Cubicle with a Thermostatic Shower, Monsoon extractor fan, 4 downlighters, Chrome heated towel rail/radiator and an illuminated wall mirror.

Bedroom 5/Television Room



12'6" x 11'9" (3.81m x 3.58m)

With ceramic tile floor, uPVC double glazed window, open beam ceiling, ceiling light, feature fireplace, natural stone and whitened stone walls and 6 power points.

A staircase from the Ground Floor Hall gives access to a:-

Half Landing

5'9" x 3'8" (1.75m x 1.12m)

With painted Pine floorboards, single glazed sash window

to rear, 2 power points, window to Gallery/Sitting Room/Studio and stair to:-

First Floor

Landing

7'6" x 6'0" (2.29m x 1.83m)

With ceiling light, 1 power points, door to 13 Nun Street and door leading to a staircase to Second Floor.

Bedroom 1 (rear)

14'5" x 12'11" (4.39m x 3.94m)

With single glazed sash window, laminate wood floor, ceiling rose, ceiling light and 4 power points.

Bedroom 2

13'7" x 12'11" (4.14m x 3.94m)

With a laminate wood floor, single glazed sash window with blinds, ceiling light, ceiling rose and double folding doors to:-

En Suite Shower Room

7'8" x 6'11" plus bay 5'9" x 2'1" (2.34m x 2.11m plus bay 1.75m x 0.64m)

With ceramic tile floor, single glazed sash window with blinds, half tiled walls, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Thermostatic Shower, 4 downlighters, extractor fan and a heated towel rail/radiator.

A staircase from the Landing gives access to a:-

Half Landing

5'9" x 2'5" (1.75m x 0.74m)

With fitted carpet and stair to:-

Second Floor

Landing

3'0" x 3'0" (0.91m x 0.91m)

With a laminate wood floor, wall spotlight and door to:-

Bedroom 3

13'6" x 13'4" (4.11m x 4.06m)

With a laminate wood floor, 2 single glazed windows (affording Cathedral, Carn Llidi and distant Coastal Sea views) 4 downlighters, double panelled radiator, 6 power points and door to:-

En Suite Shower Room

11'10" x 5'10" (3.61m x 1.78m)

With ceramic tile floor, Velux window, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Thermostatic Shower, heated towel rail/radiator (dual fuel) and 3 downlighters.

Bedroom 4/Sitting Room

12'7" x 8'6" (3.84m x 2.59m)

With a laminate wood floor, single glazed window with roller blind, 3 downlighters, built in wardrobe with shelves and 4 power points.

Box Room

With Velux window, wall light, access to an Airing Cupboard with a lagged copper hot water cylinder and immersion heater.

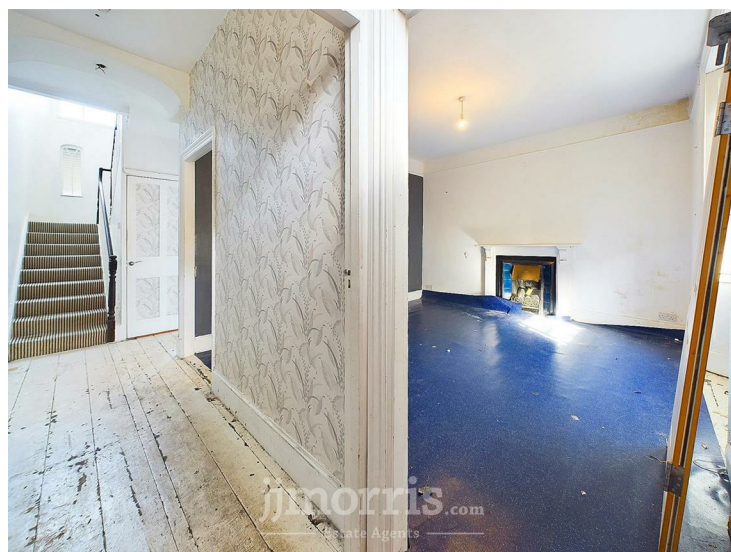
Adjoining 11 Nun Street is:-

13 NUN STREET

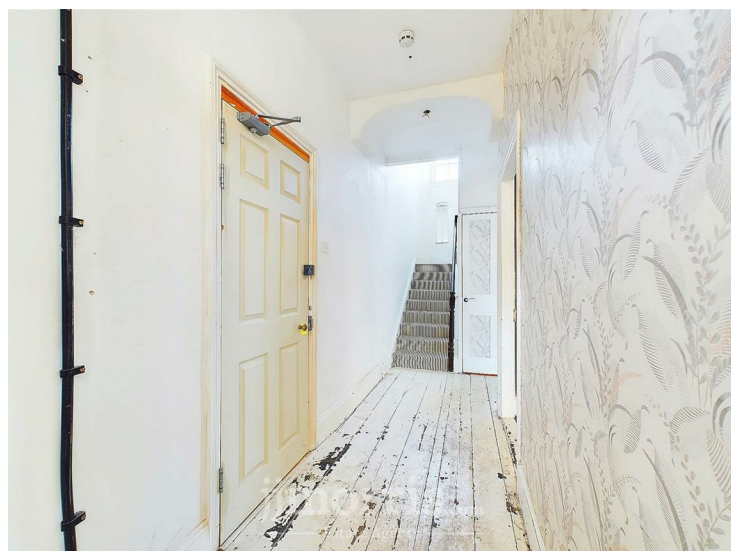
Which is a 4 storey End of Terrace (of 3) 4 storey (Listed Grade II) Dwelling House of solid stone construction with rendered and coloured front elevation and natural stone faced elevations under a pitched composition slate roof. Accommodation is as follows:-

Ground Floor

Porch



Hall



16'9" x 6'0" (5.11m x 1.83m)
("L" shaped maximum). With painted Pine floorboards, 2 power points, staircase to First Floor, understairs cupboard with radiator, ceiling light, coat hooks and door to:-

Sitting Room



14'4" x 13'9" (4.37m x 4.19m)

With vinyl floor covering, Cast Iron and Tile fireplace with a painted Slate surround, double panelled radiator, 4 power points, picture rail, ceiling light and window to:-

Gallery



13'4" x 13'0" (4.06m x 3.96m)

(maximum). With painted Pine floorboards, single glazed sash window, double panelled radiator, fireplace opening, ceiling light, telephone point and 8 power points.

A 15 pane glazed door from the Lower Ground Floor Kitchen of No. 11 Nun Street gives access to the Lower Ground Floor of No. 13 Nun Street which has a:-

Utility Room

9'6" x 9'8" (2.90m x 2.95m)

With quarry tile floor, uPVC double glazed window, Worcester wall mounted Gas Boiler (heating domestic hot water and firing central heating), 15 pane glazed door to rear Garden, Belfast sink with mixer tap, 3 ceiling spotlight, floor cupboards, plumbing for washing machine and opening to:-

Inner Hall

18'6" x 6'2" (5.64m x 1.88m)

With quarry tile floor, 4 downlighters and door to:-

Sitting Room

12'3" x 10'6" (3.73m x 3.20m)

With single glazed window, ceiling light, wall shelves, tiled fireplace, double panelled radiator, telephone point and 4 power points.

Bedroom/Store Room

12'3" x 11'3" (3.73m x 3.43m)

With uPVC double glazed window, double panelled radiator, ceiling light, telephone point and 3 power points.

Store Room

8'6" x 5'6" (2.59m x 1.68m)

With ceiling light and wall shelves.

First Floor

A door from the First Floor Landing of No. 11 Nun Street gives access to an:-

Inner Landing

7'0" x 6'0" (2.13m x 1.83m)

With a laminate wood floor, ceiling light and door to:-

Shower Room

8'0" x 7'0" plus bay 5'8" x 1'9" (2.44m x 2.13m plus bay 1.73m x 0.53m)

With ceramic tile floor, suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Thermostatic Shower, 4 downlighters, extractor fan and a single glazed window with wooden blinds.

Bedroom 1

13'5" x 13'0" (4.09m x 3.96m)

With a laminate wood floor, tiled fireplace with a Slate hearth, picture rail, ceiling light, double and single panelled radiators and 6 power points.

Bedroom 2

14'4" x 12'10" (4.37m x 3.91m)

With laminate wood floor, double panelled radiator, feature fireplace, ceiling light, coved ceiling, 8 power points and a uPVC double glazed window affording Cathedral, Carn Llidi and distant Sea views.

There is a Boarded off staircase from the Landing of No. 13 Nun Street to the Second Floor. Currently the Second Floor accommodation of 13 Nun Street is accessed from the Second Floor Landing of No. 11 Nun Street which includes Bedrooms 3 and 4 as referred to in the accommodation details of 11 Nun Street.

Externally



There is a Stone wall and railed Forecourt to both Properties with Slate Chip and Concrete Patio areas.

To the rear of the Property is a Patio together with a good sized Lawned Garden with Flowering Shrubs. There is a rear Pedestrian Access adjacent to the gable end of 13 Nun Street leading to the rear Garden.

The approximate boundaries of 11 & 13 Nun Street are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

Both Properties benefit from Mains Water, Electricity, Gas and Drainage. Gas Central Heating (One Central Heating

Boiler in the Utility Room of No. 13). Telephone, subject to British Telecom Regulations. The Property, in the main, is Single Glazed. Broadband Connection. Roof/Loft Insulation.

TENURE

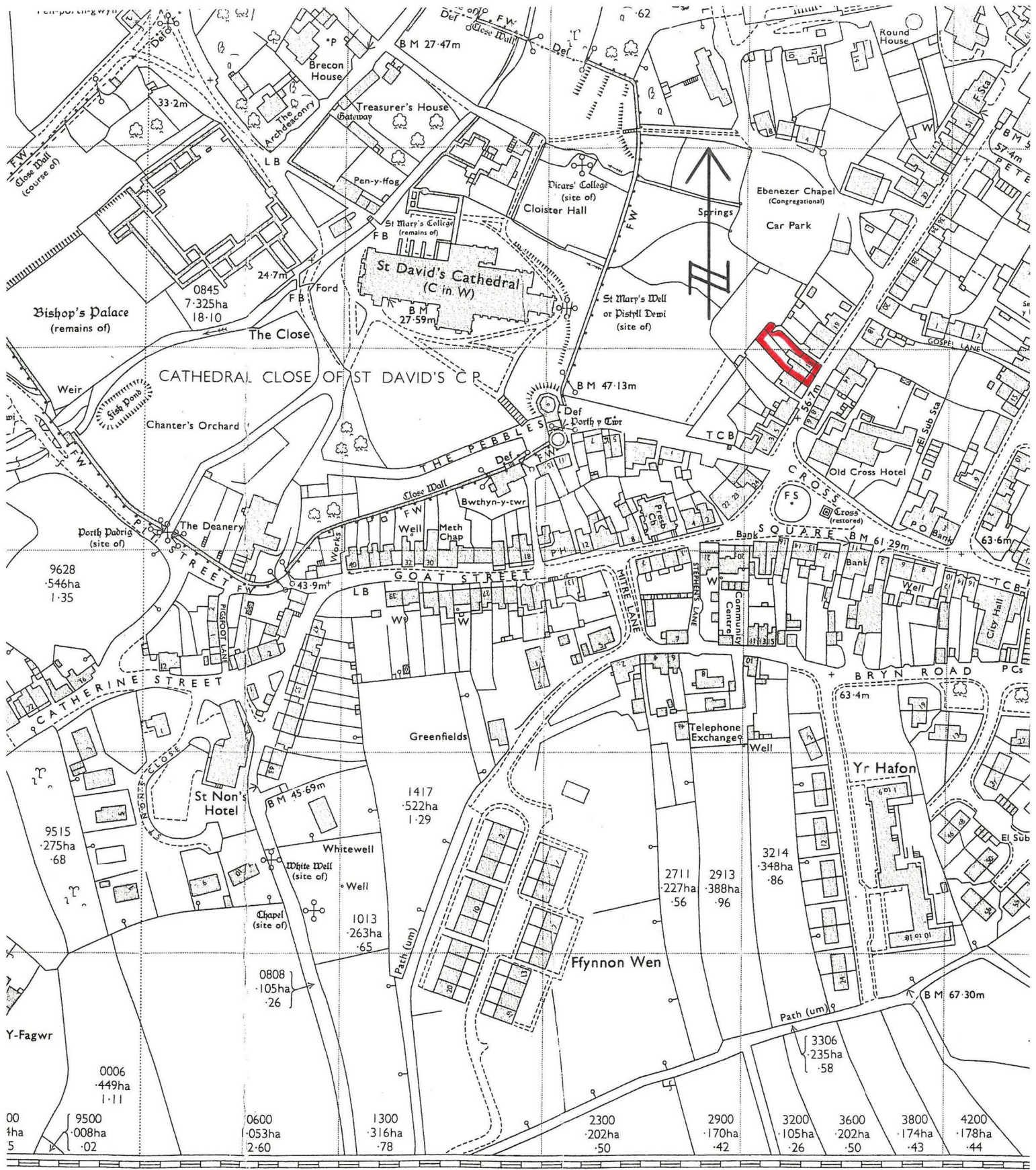
Both Properties are of Freehold Tenure with Vacant Possession upon Completion.

LISTED BUILDINGS

No. 11 and 13 Nun Street are Listed Grade II Buildings.

REMARKS

11 & 13 Nun Street are a substantial pair of Terraced and End of Terraced 4 storey (Listed Grade II) Dwellings which stand in the heart of this popular Cathedral City from where superb views can be enjoyed of St Davids Cathedral to Carn Llidi and the Coast beyond. The Properties are in need of some modernisation, cosmetic improvement and refurbishment, although the Properties benefit from Gas fired Central Heating. In addition, there is a good sized Garden at the rear which is laid mainly to Lawn together with Flowering Shrubs and a Patio and benefitting from a rear Pedestrian Access. 11 & 13 Nun Street are ideally suited as a large Private Residence or alternatively as a Guest House, Bed & Breakfast or for Airbnb purposes. However, the Properties could also be utilised as two separate Properties or for Commercial Uses (subject to any necessary consents). They are offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

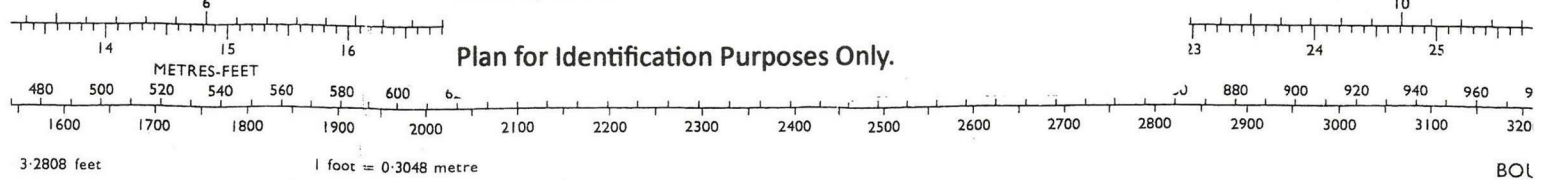


PEMBROKE CO CONST
SM7424-7524

11 & 13 Nun Street,
St Davids, Haverfordwest, Pembrokeshire.

CONVERSION SCALES
HECTARES-ACRES

Scale 1/2500.



SYMBOLS

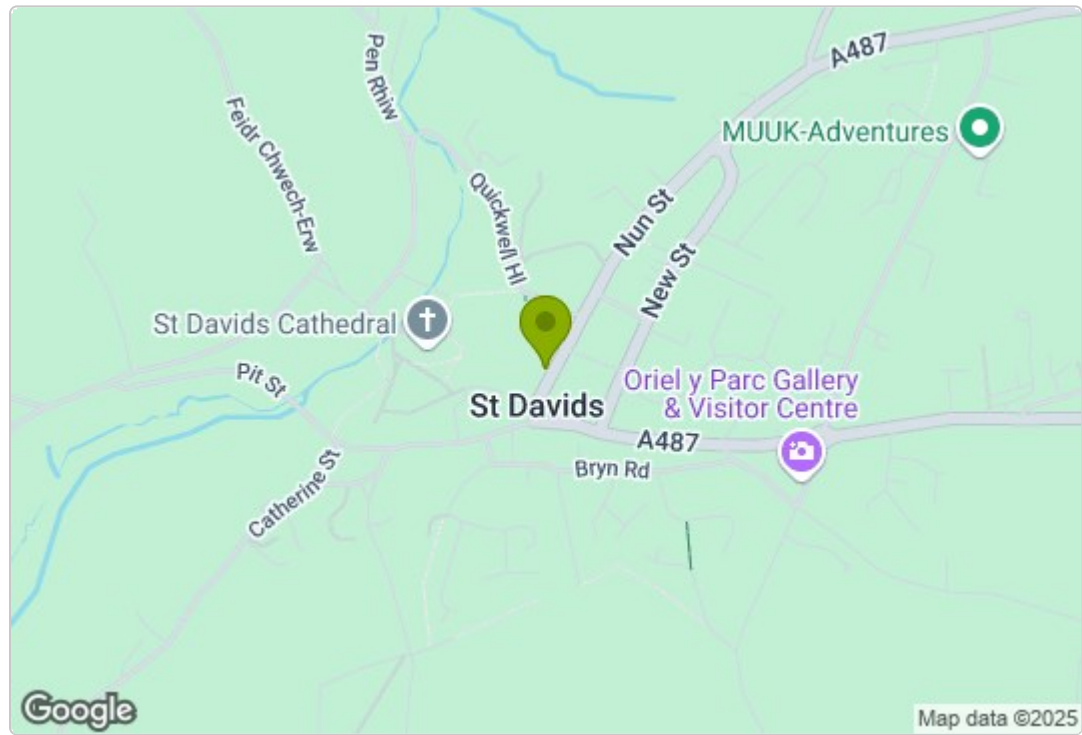
Sloper
Site of antiquity

England & Wales
Geographical County
Admin County
County Borough
London Borough

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 - Exempt

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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