



Ty Non, 69 Nun Street, St. Davids, Haverfordwest, Pembs, SA62 6NU

Price Guide £335,000

- * An attractive stone fronted Terraced 2 storey Cottage residence.
- * Deceptively spacious 1/2 Reception, Kitchen/Diner, 2/3 Bedrooms and Bathroom accommodation.
 - * Gas Central Heating, Double Glazing and Loft Insulation.
- * Easily maintained rear Lawned Garden with Flowering Shrubs, a small Paved Patio and a Garden Shed.
 - * Ideally suited for a Family, Investment or for Holiday Letting purposes.
- * Delightful views can be enjoyed to Carn Llidi as well as distant Sea views from the first floor accommodation.
 - * Early inspection strongly advised. Realistic Price Guide. EPC Rating C. No Onward Chain.

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 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, Petrol Filling Stations, a 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 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.

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

69 Nun Street stands within 300 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 on entering the city of St Davids, follow the road to the left into New Street. Continue on this road for 400 yards or so and upon reaching the T junction with the High Street, turn right. Continue on this road for a 100 yards or so and upon reaching Cross Square, follow the

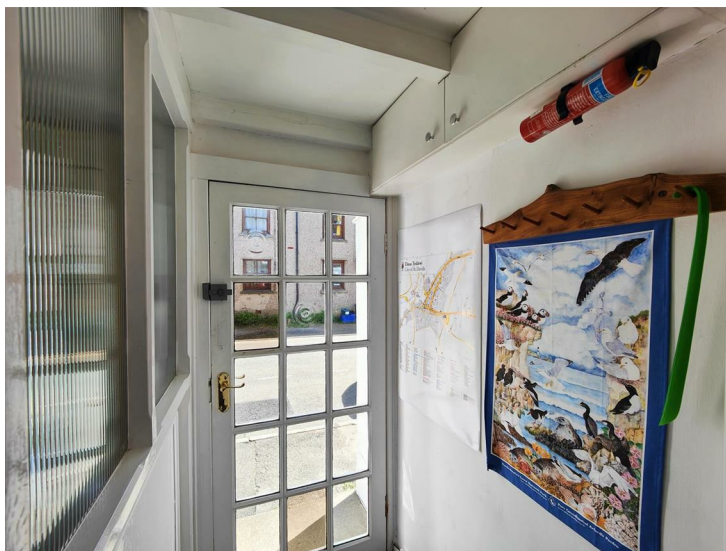
road to the right and take the second exit into Nun Street. Proceed on this road for 300 yards or so and 69 Nun Street is situated on the left hand side of the road. A "For Sale" Board is erected site.

DESCRIPTION

69 Nun Street comprises a Terraced 2 storey Cottage residence of solid stone and cavity concrete block construction with natural stone faced front elevation and rendered and coloured rear elevations under a pitched composition slate roof. Accommodation is as follows:-

15 Pane Double Glazed Entrance Door to:-

Porch



3'6" x 3'0" (1.07m x 0.91m)

With coir matting, electricity meter and consumer unit cupboard and a glazed door to:-

Sitting/Dining Room



20'5" x 11'0" (6.22m x 3.35m)

With an Oak Parquet floor, fireplace housing a Multifuel Stove on a Slate hearth, open beam ceiling, double glazed window, alcove with shelves, TV shelf, staircase to First Floor, 4 wall lights, TV point, double panelled radiator, wall shelf, 8 power points and a glazed door to:-

Kitchen/Dining Room

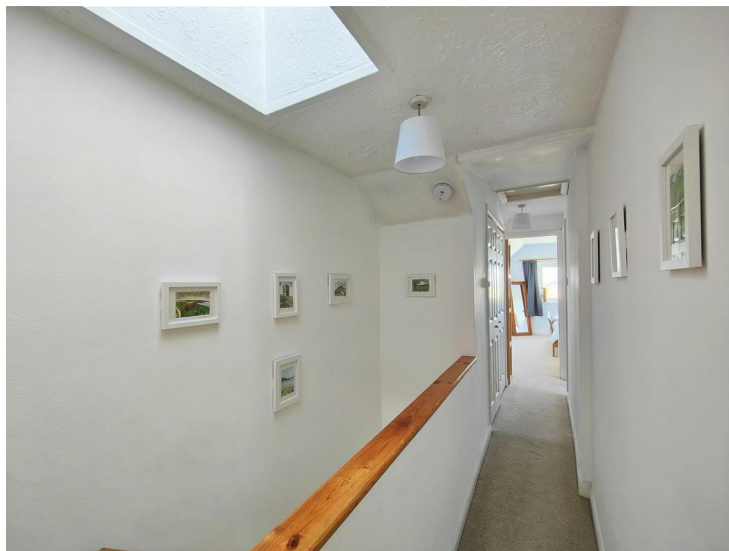


20'8" x 9'4" (6.30m x 2.84m)

With a ceramic tile floor, 10 downlighters, range of fitted floor and wall cupboards with Granite worktops, Belfast sink with mixer tap, plumbing for automatic washing machine, tumble drier vent, Lamona 4 ring Gas Cooker Hob, Cooker Hood (externally vented), built in Lamona eye level Double Oven/Grill, part tile surround, cooker box, 11 power points, 2 double glazed windows (one uPVC double glazed), double panelled radiator, uPVC double glazed door to rear Garden and a fitted storage/broom cupboard.

FIRST FLOOR

Landing



18'3" x 4'10" (5.56m x 1.47m)

("L" shaped). With fitted carpet, radiator, Velux window, smoke detector (not tested), 2 power points, built in Airing/Boiler Cupboard with a Glow Worm wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), ceiling light, Honeywell Central Heating Thermostat Control and access to an Insulated Loft.

Bathroom



6'9" x 6'1" (2.06m x 1.85m)

With ceramic tile floor, fully tiled walls, white suite of panelled Bath with shower attachment, Wash Hand Basin in a vanity surround and WC, wall shelf, chrome heated towel rail/radiator, ceiling light, wall mirror, shaver light/point and a Velux window.

Bedroom 1 (rear)



13'1" x 10'3" (3.99m x 3.12m)

(maximum measurement). With fitted carpet, uPVC double glazed window (affording Rural views to Carn Llidi and distant Sea views), fitted double wardrobe, Wash Hand Basin in a vanity surround, wall mirror with electric light, painted tongue and groove clad ceiling, double panelled radiator, smoke detector (not tested), ceiling light and 3 power points.

Bedroom 2 (front)



10'10" x 8'9" (3.30m x 2.67m)
plus door recess 2'8" x 2'1" (0.81m x 0.89m). With fitted carpet, ceiling light, pullswitch, double glazed window, smoke detector (not tested), radiator, 4 power points and a built in double wardrobe with shelves.

Bedroom 3/Study



9'5" x 5'8" (2.87m x 1.73m)
Alcove with shelves, Velux window, radiator, 2 power points and a built in double wardrobe with shelves.

EXTERNALLY

Directly to the rear of the Kitchen/Breakfast Room is a small Paved Patio and beyond is a reasonable sized Lawned Garden which has Flowering Shrubs and Spring Bulbs. Adjacent to the north western boundary of the Garden is a:-

Garden Shed

4'3" x 4'3" (1.30m x 1.30m)
approx of stone construction with a slate roof.

Outside Electric Light and an Outside Water Tap.

The approximate 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. Gas Central Heating. Double Glazing (front elevation windows are Wooden Double Glazed, whilst the rear elevation windows are uPVC Double Glazed). Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

69 Nun Street is an attractive and comfortable Terraced Cottage which stands in a convenient location in this popular Cathedral City and being ideally suited for a Family, Investment or for Holiday Letting purposes. The Property is in good decorative order throughout benefiting from Gas Central Heating, Double Glazing and Loft Insulation. In addition, it has a reasonable sized, easily maintained, rear Lawned Garden with Flowering Shrubs, Spring Bulbs and a small Paved Patio. Delightful Rural views to Carn Llidi as well as distant Sea views can be enjoyed from the First Floor of the Property. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised. No Onward Chain



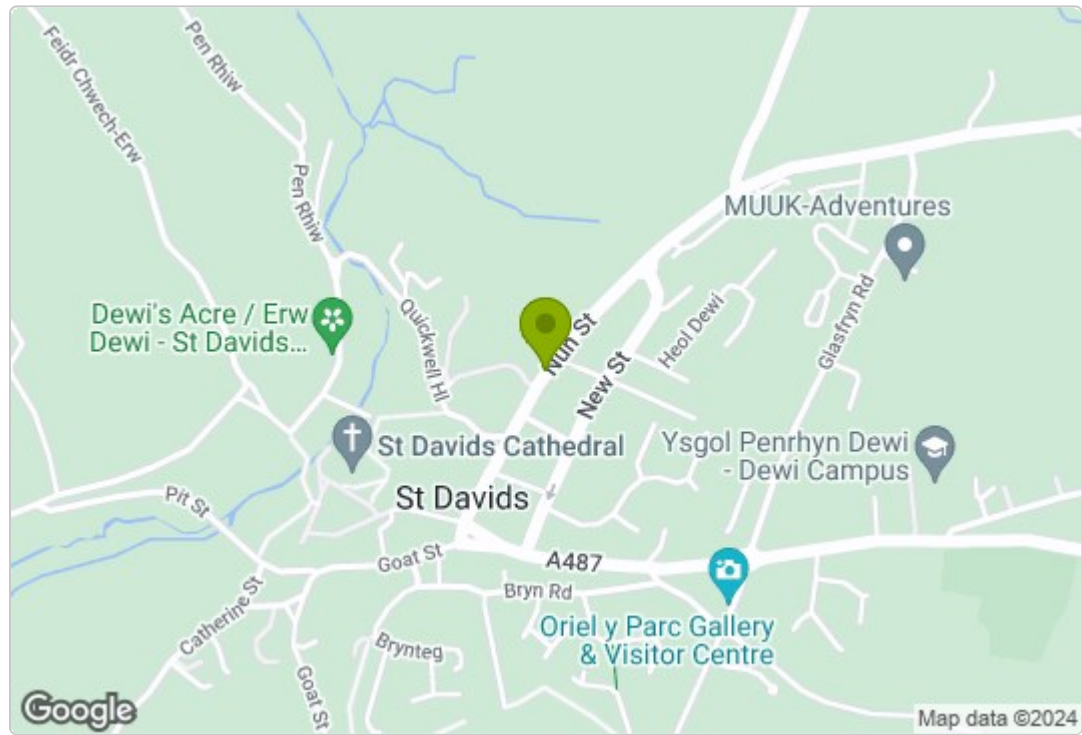


Floor Plan

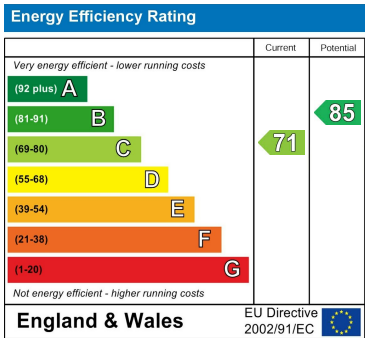


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced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

Area Map



Energy Efficiency Graph



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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