



- Ground Floor Flat
- Successful Holiday Let
- Sought After Location
- EPC Rating C

Offers Over £100,000

Est. 1890
evans
roach
01437 762516





The Cwtch is a 1 bedroom ground floor flat situated in the centre of St David's. A sought after location for residents and tourists alike the property is currently used as a successful holiday let but could easily be used as a main home making it particularly appealing to investors.

The property is approached from the side of the building via a partially glazed entrance door with window to side into

Living Room/Kitchen

18'11 x 12'11 (5.79m x 3.95m)

Open plan. Laminate flooring and partially tiled walls in kitchen area. Range of wall and base units with work surface over. Stainless steel sink and drainer with mixer tap. Integrated electric oven and hob with extractor over. Radiator. Door to

Bedroom

13'4 x 6'6 (4.07m x 1.99m)

Window to side. Cupboard housing boiler. Radiator.



Shower Room

Obscure glazed window to rear. Laminate flooring. Partially tiled walls. Shower cubicle, wash hand basin and w/c. Towel radiator.

Broadband

You can get speeds up to 75Mb with Superfast Fibre 2 Unlimited, and you can get BT TV at Ty Llwyn as confirmed at <https://www.productsandservices.bt.com/broadband/deals/>

Additional Information

With a rental yield in excess of 10% this makes a fantastic investment. Please note that there are 2 other apartments available, or the 3 available with the freehold at a discounted rate. Visit www.evansroach.com for more information or call us on 01437 762516

Tenure - Leasehold

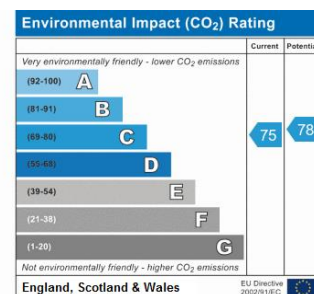
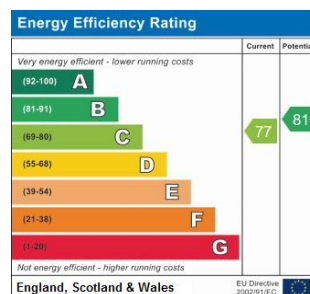
Services - Mains gas, electricity, water & drainage

Viewing Arrangements

Strictly by appointment only

Directions

From Haverfordwest take A487 to St David's. At the roundabout take the second exit into Nun Street and follow the one way system round to the right into New Street where the property can be found on the left hand side clearly identified by our For Sale board



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER EVANS ROACH LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.

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