



- No Onward Chain
- 3 Bedroom Apartment
- Sought After Location
- Successful Holiday Let

Asking Price Of £250,000

EPC Rating 'D'





The Property

The Granary is a spacious three bedroomed first floor apartment located in the heart of St Davids. currently being used as a very successful holiday let with reservations already in place throughout 2018.

The current owners have very tastefully decorated the apartment throughout and we believe this apartment would make a very good home or investment purchase.

Location

St Davids is the smallest Cathedral City in the United Kingdom. The Patron Saint of Wales, Saint David was born nearby in St Non's. Surrounded by some of the most stunning coastline in Europe and located within the Pembrokeshire National Park, St Davids is a haven for artists, tourists, and walkers. There is an eclectic mix of shops and galleries, cafes and restaurants. The property is within easy walking distance to St Davids Cathedral and all amenities including the secondary school and also to the Pembrokeshire Coast Path

Directions

From Haverfordwest follow the A487 to St Davids. 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.

For GPS purposes the postcode of the property is SA62 6SS

Entrance Hall Cupboard housing boiler.

Bathroom Obscure glazed window to front. Partly tiled

walls. White bathroom suite comprising of bath with sower over and shower screen. Pedestal wash hand basin and w/c.

Bedroom 1 Very good sized double bedroom. Window to front. Current owners using this as a twin room.

Kitchen / Breakfast Room Window to rear. Good range of both wall and base kitchen storage units with work surface over. Stainless steel sink and drainer. Space and plumbing for washing machine. Room for dining table and chairs.

Reception Room A useful second reception area , the current owners have sofa's in place but this room could easily be used as office / study / playroom etc.

Lounge Window to front and side.

Bedroom 2 Window to front.

Bedroom 3 Window to front.

Tenure We are advised the property is Leasehold.

Services We are advised that mains services are connected.

Viewings Strictly by appointment with Town Coast and Country Please.



Tenure

Leasehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

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General Information

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 TOWN, COAST & COUNTRY ESTATES 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.