



- Popular St. Davids Location
- Grade II Listed Victorian Town House
- Modern Kitchen & Bathroom Fitted late 2017
- 5 En Suite Bedrooms

Offers In Region Of £425,000

EPC Rating 'TBC'





The Property Alandale is a beautiful Grade II listed Victorian town house located in the heart of St David's. Recently run as a 4* guest house it now presents itself as a beautiful family home, updated by the current owners, whilst retaining the features of a guest house such as en suite bathrooms as well as a family bathroom. Extensive work has been carried out in the lower ground area during 2017, now offering a beautiful, modern, kitchen/dining area with marble flooring and under floor heating. At the same time the electrics on the bottom two floors were replaced. The property would be equally suited as an investment, converting back to a guest house or remaining as family home. To the rear of the house is a good sized garden with patio area, storage, laundry and workshop. The property is centrally positioned providing good walking access to local shops, restaurants, schools and other local amenities. This truly is a superb family home which has been tastefully updated throughout, combining a period property with modern living!

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 both to the centre of St Davids and all amenities including the secondary school and also to the Pembrokeshire Coast Path.

Directions From our office in Haverfordwest, take A487 signposted St Davids. Continue along this road for approximately 14.5 miles until you reach the city centre. Upon reaching the square, take the road signposted A487 Fishguard. Continue along this road and the property is located on the left hand side identified by Town Coast and Country For Sale Board. For GPS purpose the postcode of the property is SA62 6NU.

Entrance Hall Entered via part glazed door to inner porch with quarry tiled floor. Glazed door to hall. Stairs to first floor half landing. Stairs to lower ground floor. Radiator. Door to

Lounge 14'1 x 11'5 (4.29m x 3.48m)

Secondary glazed sash window to front. Original Victorian feature fireplace with tiled side panel and hearth. Picture rail. Radiator

Sitting Room 13'4 x 8'8 (4.06m x 2.64m)

Currently being used as a play room. This room would make an ideal sitting room or music room. Double glazed window to rear. Radiator.

Gently Sloping Stairs Down to Lower Ground Floor. Small Turn on Stairs With Door to Rear Garden

Kitchen/Dining Room 24'2 x 14'3 (7.37m x 4.34m)

Completely refitted in 2017 to an exceptional standard. Marble flooring with under floor heating. Central island with breakfast bar and space saving storage with contrasting work surface. Further range of wall and base storage cupboards with soft closing doors and drawers. Integrated fridge. Plumbing for washing machine. 1.5 bowl sink with mixer tap and drainer. Rangemaster professional + cooker with Rangemaster extractor fan over. Tiled splash back. Under stairs storage Dining area with ample space for dining furniture. Original stone inglenook. Two double glazed windows.

Stairs to First Floor Half Landing

Bathroom 7'6 x 6'11 (2.29m x 2.11m)

Refitted bathroom. Wall hung w/c with dual flush. Wall hung sink with vanity storage under and wall mounted mirror. Double ended bath with mixer tap and handheld shower attachment. Graphite wall mounted heated towel rail. Tiled

floor with electric under floor heating. Tiled walls. Double glazed window to rear. Sash window to side.

First Floor Landing Stairs to second floor. Door to

Bedroom 1 12'1 x 9'5 (3.68m x 2.87m)

Double opening fire door to rear fire escape. Small recess wall storage cupboard. Radiator. Door to

En Suite Shower Room 9'6 x 2'7 (2.9m x 0.79m)

Tiled walk in shower with wall mounted Mira Excel shower and shower curtain. Pedestal wash hand basin with vanity light and shaver point. Tiled splash back. Low level w/c.

Bedroom 2 15'9 x 9'8 (4.8m x 2.95m)

Two secondary glazed sash windows to front. Radiator. Door to

En Suite Shower Room 9'5 x 2'8 (2.87m x 0.81m)

Tiled walk in shower with wall mounted Mira Excel shower and shower curtain. Pedestal wash hand basin with vanity light and shaver point. Tiled splash back. Low level w/c.

Second Floor Landing Feature window to rear on half landing area. Main landing with two storage cupboards, one of which is used as a airing cupboard. Door to stairwell to third floor. Door to

Bedroom 3 13'4 x 9'6 (4.06m x 2.9m)

Unrivalled sea views. Door to rear fire escape. Radiator. Door to

En Suite Shower Room 7'2 x 2'8 (2.18m x 0.81m)

Refitted in 2018 to a very high standard. Pivot door to tiled walk in shower enclosure. Wash hand basin housed in vanity storage unit with mixer tap and wall mounted mirror. Low level w/c. Tiled walls and floor.

Bedroom 4 15'8 x 10'3 (4.78m x 3.12m)

Two secondary glazed sash windows to front. Radiator. Door to

En Suite Shower Room 7'3 x 2'9 (2.21m x 0.84m)

Tiled walk in shower with wall mounted Mira Excel shower and shower curtain. Pedestal wash hand basin with vanity light and shaver point. Tiled splash back. Low level w/c.

Third Floor Landing Gallery banister. Door to

Shower Room Tiled walk in shower with wall mounted Mira Sport electric shower. Pedestal wash hand basin with vanity light and shaver point. Tiled splash back. Low level w/c.

Bedroom 5 Loft room with exposed beams. Two Velux style roof light windows to rear. Storage. Radiator.

Externally The property is approached via steps leading to a gated front courtyard. To the rear of the property is a good sized lawned garden with patio, edged with shrubs and flower beds, together with an external storage shed/workshop and stone built shed with power supply.

Tenure We are advised that the property is freehold.

Services We are advised that mains services are connected.

Viewing Strictly by appointment through Town Coast and Country Estates.

AGENT INFORMATION Please note - there is a right of way across the rear garden for the 5 properties in the terrace accessed via a gated side entrance. There is on street parking but the current owners purchase a resident parking permit for the public car park near by.





Tenure

Freehold

Council Tax Band

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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.