

Floorplans are not to scale and should not be relied upon for measurements etc.
Plan produced using PlanUp.

DIRECTIONS: Go through the centre of St Davids, pass cross square, bear right onto Nun Street, the property will be further along on your left hand side.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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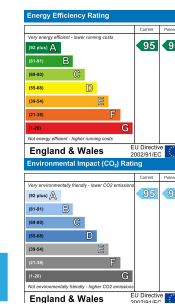
Y Glennydd, 51 Royal Terrace, Nun Street, St. Davids, Pembrokeshire, SA62

GMI I

- Established Guest house
- Central Location in St Davids
- 12 Bedrooms
- Character Features
- Grade II Listed Property
- Panoramic Views
- Bar/Lounge/Dining Room
- EPC Rating: D

Offers In Excess Of £410,000

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The Agent that goes the Extra Mile



An Established End of Terrace Grade II Listed Guest House, offering a wealth of character and charm throughout, conveniently situated within the heart of the city of St Davids on Royal Terrace, which comprises five stuccoed, 3-storey houses, which were built in 1882 for coastguard officers and opened by Prince Alfred, Duke of Edinburgh - hence the royal connection. The charming and well maintained accommodation, across five storeys and enjoying panoramic views to the rear, briefly comprises: Entrance Hall, Lounge, Bar, Dining Room, Kitchen, Laundry Room, Sitting Room, Utility, Twelve Bedrooms and Eleven Bath/Shower Rooms. Externally, the property enjoys a lawned garden to the rear with flowering trees and hedgerow borders. Viewing is essential to appreciate the potential and opportunity this property presents.



LOCATION

Y Glenydd

Porch

Hall

Lounge

13'0" x 11'6" (3.96m x 3.51m)

Bar/Reception

12'4" x 13'3" (3.76m x 4.04m)

Dining Room

20'8" x 11'9" max (6.30m x 3.58m max)

Office

4' x 5' (1.22m x 1.52m)

Kitchen

9'1" x 15'1" (2.77m x 4.60m)

Bedroom 1

15'1" x 10'0" max (4.60m x 3.05m max)

En-suite

5'4" x 5'9" (1.63m x 1.75m)

SUB BASEMENT

Utility

11' x 11' max (3.35m x 3.35m max)

Sitting Room

11' x 11' (3.35m x 3.35m)

FIRST FLOOR

Landing

Bedroom 8

10'4" x 8'10" max (3.15m x 2.69m max)

En-suite

Bedroom 2

10'1" x 10'1" max (3.07m x 3.07m max)

Bedroom 3

12' x 10'2" (3.66m x 3.10m)

En-suite

4'3" x 6'6" (1.30m x 1.98m)

Bedroom 4

13'7" x 11'7" (4.14m x 3.52m)

En-suite

7'4" x 5'3" (2.24m x 1.60m)

Bedroom 5

12' x 11'4" (3.66m x 3.45m)

En-suite

3'1" x 5' (0.94m x 1.52m)

Bathroom

7'3" x 7'3" (2.21m x 2.21m)

SECOND FLOOR

Landing

Bedroom 6

10'1" x 11'11" (3.07m x 3.63m)

Bedroom 7

13'6" x 10' max (4.11m x 3.05m max)



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.