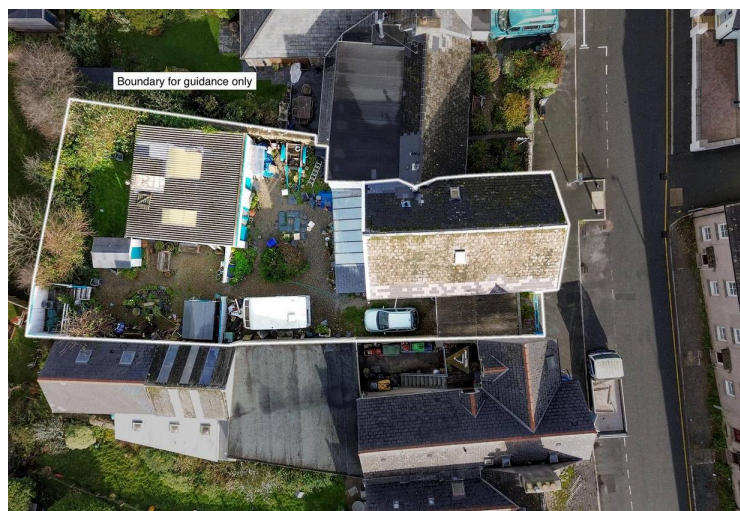
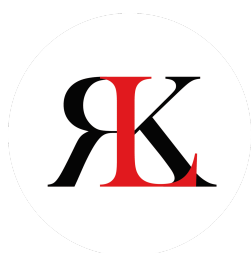




73 Nun Street, St. Davids

£435,000 Freehold

Versatile property in central St Davids with gallery, 3-bed accommodation, rear annexe, off-road parking. Ideal for residential, mixed use or investment. Close to shops and coast.



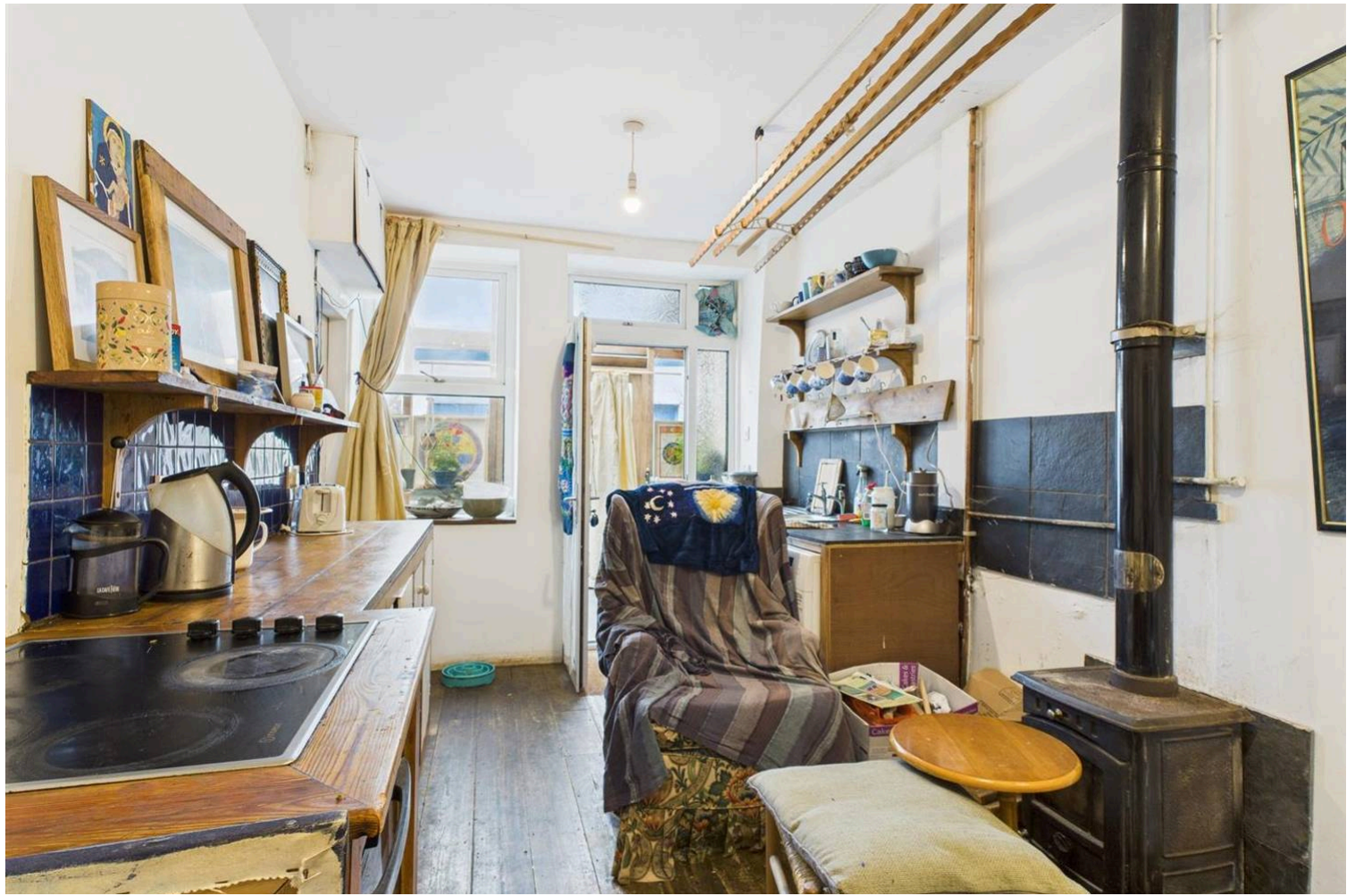
01437 762538



01646 695713



sales@rkluccas.co.uk



Situated on one of St Davids' most recognisable streets, the property is within easy reach of local shops, cafés and the Cathedral, with some of Pembrokeshire's finest coastal scenery a short distance away. Off-road parking, mains services and the annexe add to the overall appeal, making it an attractive option for buyers seeking a flexible home, an investment opportunity or a building that can balance living and working requirements in a highly desirable location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: C

- Off-road parking & enclosed rear garden
- Ground floor gallery/retail space, 3-bedroom accommodation and annexe
- Substantial and versatile property in a prime central location
- Within easy walking distance of shops, cafés, and Cathedral
- Suitable for continued mixed use
- Potential for full residential use with flexible secondary accommodation.

Entrance

Providing separate access to the shop and residential accommodation

Shop

Measuring approx. 19.5 sq. m (210 sq. ft.). Suitable for a variety of retail purposes with triple pane display window

Inner Hallway**Kitchen**

Comprising base units with integrated electric oven and hob, single drainer sink, log burner, tiled splash back

Reception Room/Bedroom

Suitable as ancillary space for the commercial unit or as a reception/bedroom for the residential element

Sunroom

With rear access to the garden

Shower Room

Electric shower in cubicle, close coupled lavatory, pedestal hand basin

Landing**Bedroom 1**

Front facing double bedroom

Bedroom 2

Front facing double bedroom

Living Room/Bedroom 3

Rear facing double bedroom. Alternative use as a reception room for first floor accommodation

Kitchen

Comprising matching base and wall units with contrasting work surface, single drainer sink, electric oven with gas hob, extractor fan, tiled splash back

Bathroom

P-shaped bath with shower and screen, pedestal hand basin, close coupled lavatory

Annexe

Ancillary to the main building

Living Room**Bedroom****Dining Room****Shower Room****Outside**

To the side of the property a gated driveway and car port provide off-road parking for at least 3 vehicles. To the rear is a fully enclosed garden with gravelled areas, lawn, and store shed

Additional information

Services: All mains services connected Tenure: Freehold
Local Authority: Pembrokeshire County Council & Pembrokeshire Coast National Park Authority Tax Band: B Rateable Value: £4,250 (April 2023 to present)
Broadband: Superfast broadband available Mobile coverage: Available from a range of providers For an indication of speeds and supply of coverage interested parties should visit Ofcom checker.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
170.2 m²
1836 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

