



73 Nun Street, St. Davids

£450,000 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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: C



73 Nun Street is a substantial and adaptable property set in the heart of St Davids, offering a blend of character, space and versatility. The current arrangement of a ground floor gallery, three-bedroom accommodation above and rear annexe means the building can easily support a range of uses. It works particularly well as a residential-led home with valuable secondary accommodation, yet it also lends itself to continued mixed use for those who may wish to retain a workspace, studio or small commercial presence alongside comfortable living space.

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

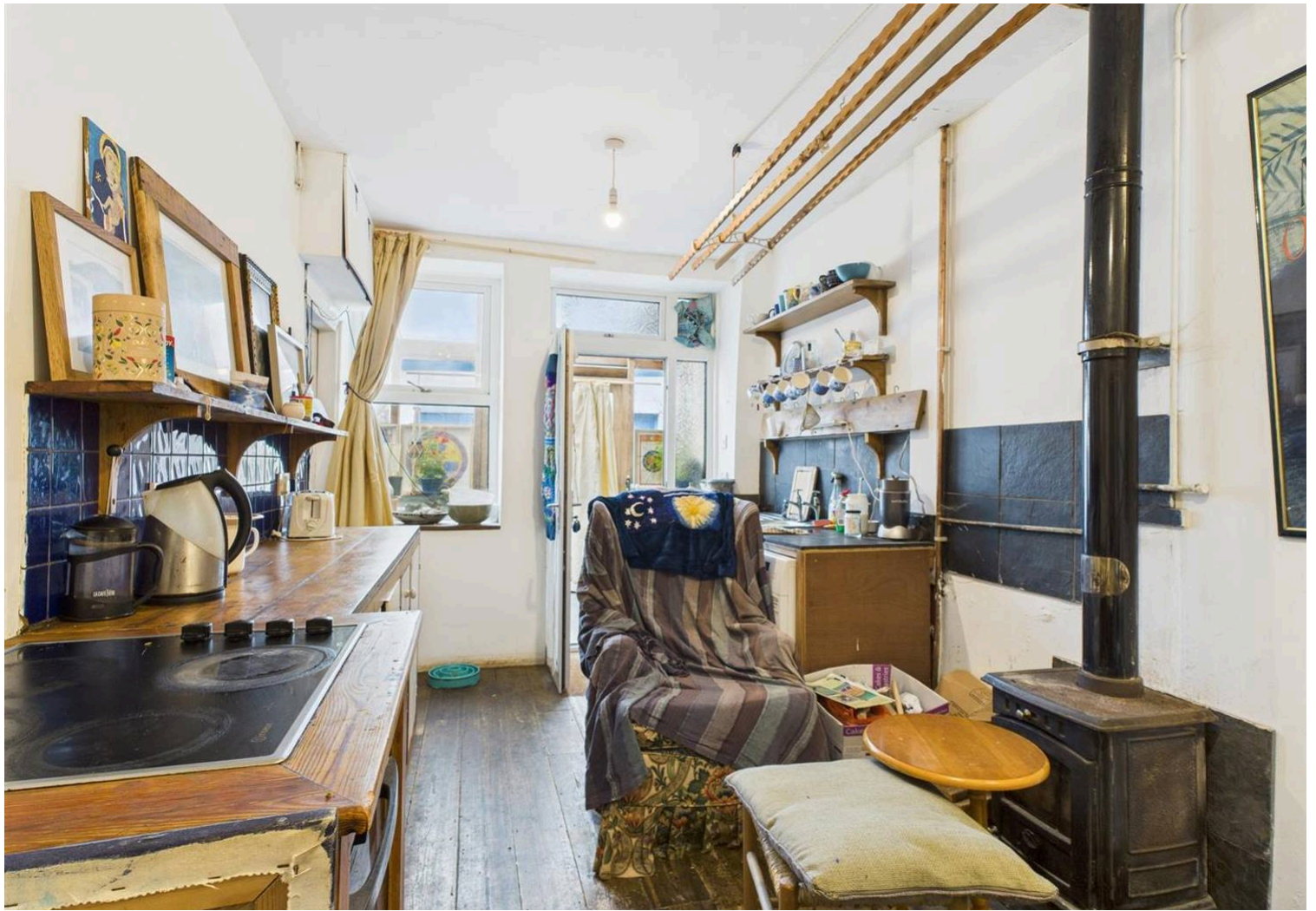
Bathroom

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**



GARDEN

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



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

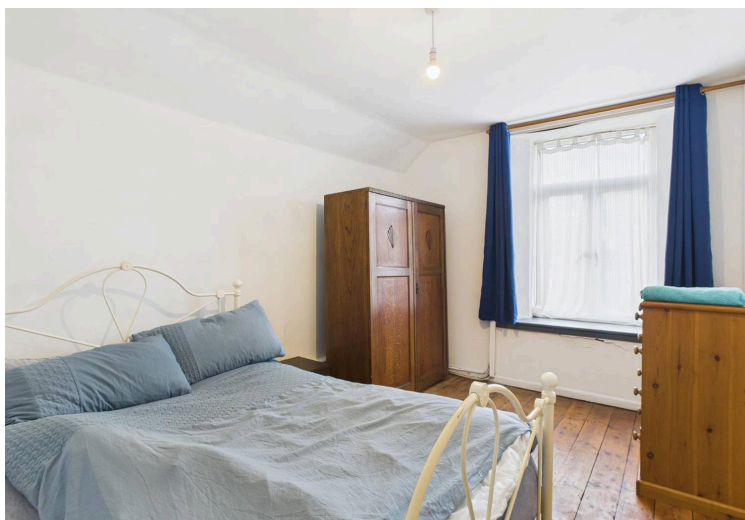
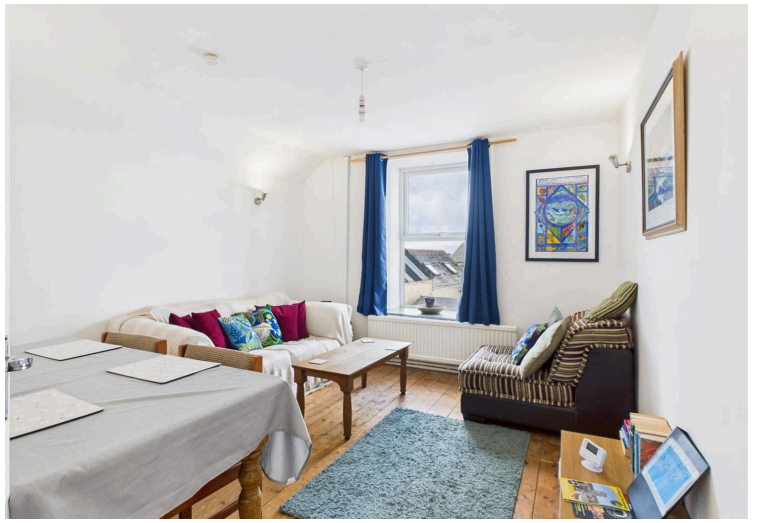
Approximate total area⁽¹⁾
170.2 m²
1836 ft²

(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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			82
		28	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		100
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

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