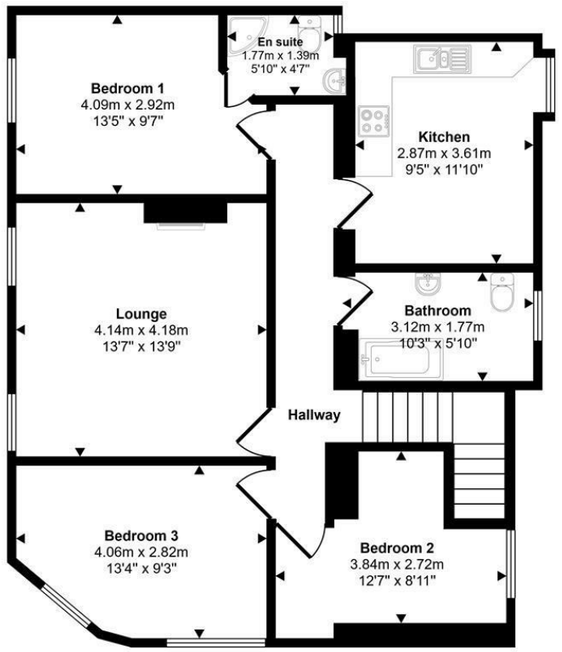
Approx Gross Internal Area
82 sq m / 887 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents. Empty Property currently a holiday let, call vendor to confirm viewing.
TENURE: Leasehold 125-year lease granted in 2004 with 103 years or so remaining. Ground rent is peppercorn. Contribute 50% of the Buildings insurance in lieu of Annual service charge and to repairs. 2026 £537.52
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Main Drainage.
HEATING: Gas Central Heating
TAX: Band B

We would respectfully ask you to call our office before you view this property internally or externally

IRK/CFH/05/26/DRAFT

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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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

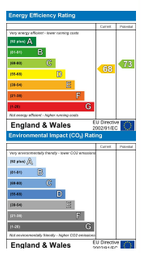
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



Ty Banc, Flat 3 High Street, St Davids, Pembrokeshire, SA62 6SA

- First Floor Apartment
- Three Double Bedrooms
- Composite Decked Courtyard
- Ideal as a Home, Let or Investment
- LEASEHOLD 125-year lease from 2004 with 103 years remaining
- Kitchen / Dining Room
- Bathroom & En-Suite Shower Room
- Holiday Let Since 2022
- Gas Central Heating & Double Glazing
- EPC: D



Offers Around £290,000

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

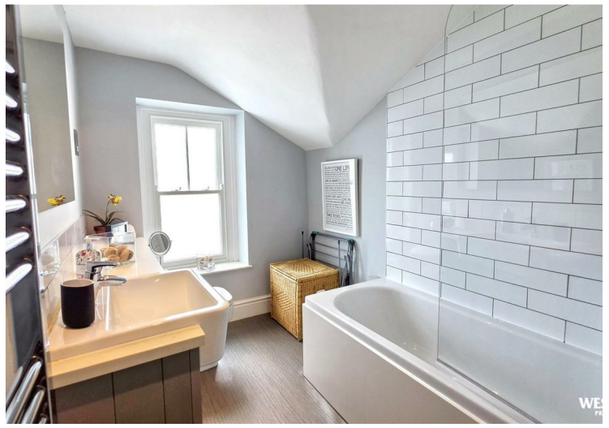
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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The Agent that goes the Extra Mile













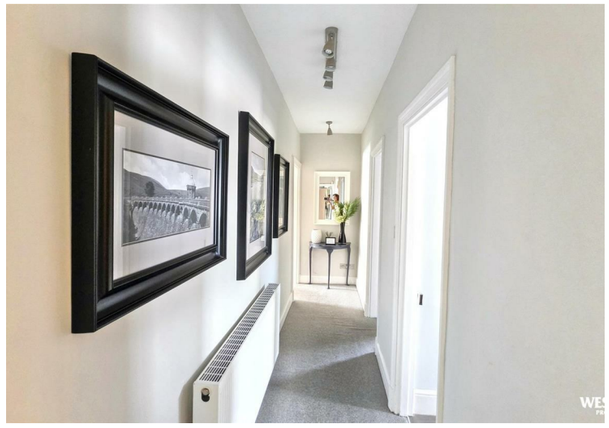
Ty Banc is set in the very heart of St Davids, in Britain's smallest city, where cafes, independent shops and restaurants are just moments from the front door and the historic St Davids Cathedral is within easy reach. Beyond the city, the beaches, coastal walks and scenery of the Pembrokeshire Coast are all part of the lifestyle that comes with this location.

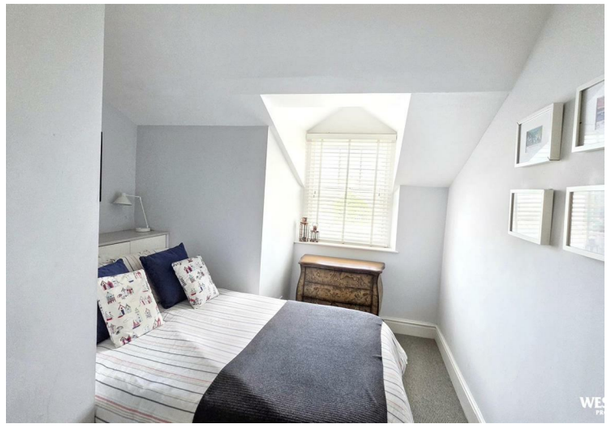
Accessed via its own private entrance from New street, this attractive first-floor apartment combines character with a light, contemporary interior. A hallway connects the accommodation, with the living room forming an inviting focal point of the property. Beautiful sash windows bring plenty of natural light into the room, while the fireplace and alcove shelving add character and provide a comfortable setting in which to relax after a day exploring the coast or city.

The kitchen is fitted with a range of Shaker-style units, oak work surfaces and tiled splashbacks, with space for dining. The layout provides three double bedrooms, giving flexibility for family, guests or holiday accommodation. The principal bedroom benefits from its own en-suite shower room, while a separate bathroom serves the remaining bedrooms. The neutral decor, sash-style windows and carefully presented interior create a light and welcoming feel throughout. It further benefits from gas central heating and double glazing and a new roof installed in 2024. Externally, a wooden pedestrian door leads to a private courtyard garden/sitting area with a composite decked patio providing a pleasant outside space to relax in a central setting.

Ty Banc is currently operated as a holiday let and is available with the option to purchase as an established holiday-let business, offering an opportunity for a buyer looking to continue its existing use. Equally, its accommodation and central location give it the flexibility to be considered as a permanent home, second home or investment property. A fantastic property that offers more than just accommodation















DIRECTIONS

From Haverfordwest, take the Main A487 road north west for approx. 14 miles and in the city of St Davids proceed towards the centre and 3, High Street is a First Floor Flat above Mountain Warehouse (100yards or so prior to Cross Square). Alternatively from Fishguard, take the Main A487 road South West for approx. 14 miles and on entering the City of St Davids follow the road to the left into New Street. Continue on this road for 400 yards or so and upon reaching the 'T' junction with the High Street, Flat 3 is the Property is immediately on the right of the 'T' junction with High Street. What 3 Words - ///into.minimums.native

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