



View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised Freehold
Tax: Band D

LG/LG/06/19/OK/LG

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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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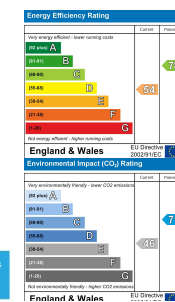


Merrivale 153 St Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SC

- Semi-Detached Property
- Countryside Views from Rear
- Two Reception Rooms & Conservatory
- Double Glazed
- Off Road Parking, Garages
- Popular Rural Village
- Three Bedrooms & Loft Room
- Oil Central Heating
- Garden to Front, Patio to Rear
- EPC Rating: E

£170,000

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The Agent that goes the Extra Mile



This semi-detached family home is situated on the periphery of the rural village of Letterston, and is close to the school, shops and amenities. The accommodation benefits from oil central heating, double glazing, and briefly comprises of Entrance Porch, Hallway, Dining Room, Sitting Room, Kitchen, Utility Room and a Conservatory on the ground floor, with three bedrooms on the first floor. The third bedroom has a staircase leading to a loft room. There is a small garden to the front, and a long driveway provides off road parking and leads to the rear of the property. This is enclosed area is currently low maintenance, with a paved patio, and driveway continuing to three garages/workshops. There is room to add raised beds/flower borders, and space for a greenhouse.

The village of Letterston is conveniently located within easy driving distance of the North Pembrokeshire Coastline and the town of Fishguard, with all its amenities and facilities, together with the ferry terminal to Ireland. The Preseli Hills, popular with walkers, are also within easy reach, as is the County Town of Haverfordwest, with its mainline train station, hospital, library, leisure centre and swimming pool, supermarkets, retail parks, secondary schools, further education college etc. and access to the A40.



Porch

2'0 x 7'2 (0.61m x 2.18m)

Hallway

15'5 x 5'9 (4.70m x 1.75m)

Dining Room

11'6 x 18'5 max (3.51m x 5.61m max)

Sitting Room

11'10 x 15'4 (into bay) (3.61m x 4.67m (into bay))

Utility

13'10 x 7'4 (4.22m x 2.24m)

Kitchen

10'3 x 8'11 (3.12m x 2.72m)

Conservatory

12'2 x 9'10 (3.71m x 3.00m)

First Floor

Shower Room

6'3 x 8'1 max (1.91m x 2.46m max)

Bedroom One

10'11 x 11'7 max (3.33m x 3.53m max)

Bedroom Two

9'7 x 12'1 (2.92m x 3.68m)

Bedroom Three

8'6 x 8'5 (2.59m x 2.57m)

Loft Room

15'1 x 16'10 (4.60m x 5.13m)



DIRECTIONS: From our Fishguard office take the A40 to Letterston, on reaching the village, turn right at the crossroads towards St Davids and Mathry. Continue through the village, take a right hand bend and after a short distance you will find the property on your left hand side as indicated by our for sale board.