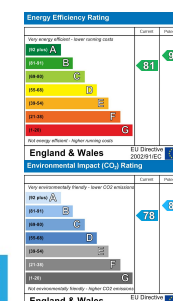


Ty Cefn St. Davids Road, Letterston, Pembrokeshire, SA62 5SJ

- Detached Family Home
- Modern Accommodation
- Enclosed Rear Garden
- Oil Heating and Double Glazing
- Utility Room
- Three/Four Bedrooms
- Ample Off Road Parking
- Popular Village Location
- Family Bathroom and En Suite
- EPC Rating: C

Offers In Excess Of £230,000

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



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 E

HL/EG/17/11/20/OK/18112020AF

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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The Agent that goes the Extra Mile



An attractive, detached, executive style Family Home, located in the sought after village of Letterston, ideally located between the popular towns of Haverfordwest and Fishguard.

Benefitting from oil central heating and double glazing, the well presented accommodation briefly comprises; hallway, 21' L shaped lounge/dining room, with feature fireplace, study/bedroom four, WC, utility room with plumbing for appliances, and a modern kitchen/breakfast room with a selection of contemporary wall and base units and complimentary work surfaces. Stairs lead up to a family bathroom with bath and separate shower cubicle, three double bedrooms, with the master benefitting from an en suite shower room.

Externally to the front of the property is ample off road parking for approximately 6 vehicles. Pedestrian access leads you either side of the property to an enclosed rear garden, with a paved patio seating area and the rest of the garden laid to lawn.

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.



Hallway

5'2" x 8'2" (1.6 x 2.5)

Kitchen/Breakfast Room

13'1" x 11'9" (4 x 3.6)

Bedroom

13'5" x 10'2" max (4.1 x 3.1 max)

Lounge/Dining Room

21'7" x 15'1" max (6.6 x 4.6 max)

Utility Room

5'10" x 7'6" (1.8 x 2.3)

Bathroom

7'10" x 10'2" (2.4 x 3.1)

Study

6'10" x 7'10" (2.1 x 2.4)

Landing

Bedroom

11'1" x 11'1" (3.4 x 3.4)

Bedroom

13'1" x 11'9" approx (4 x 3.6 approx)

WC

5'6" x 8'2" max (1.7 x 2.5 max)

En Suite Shower Room

6'6" x 7'10" (2 x 2.4)



DIRECTIONS

From our Haverfordwest proceed up High Street and follow the one way system. Take the first exit at Morrison's roundabout, and the second exit at the next roundabout, passing Wishybusch Hospital. Take the second exit at the next roundabout, following signs for Fishguard. Continue on this road for approximately 8 miles, through Wolfscastle, until you reach Letterston. At the cross roads turn left and proceed along St Davids Road. Continue along this road until you reach the Jubilee Public House and turn right here. The property will be found at ahead on the left hand side.

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