



1 Craig Las, Letterston, SA62 5SQ

**Offers Over £255,000**

A Stunning, Spacious & Modern Detached Bungalow.

Garage, Off Road Parking & Lovely Garden Areas.

A Popular Village Location with a Range of Amenities Nearby.

3 Bedrooms/2 Bathrooms

E.P.C Rating E.

Improved Substantially by Present Owners.

## Description

This stunning detached bungalow located in the popular village of Letterston, has been improved dramatically by the present owners and is now a very well presented, modern property. With 3 bedrooms and 2 bathrooms, the integral garage offers scope to convert into a 4th bedroom (if needed and subject to the necessary consents) and as such this is a lovely family home. Bungalows are always popular to a wide range of people and this is a good example of a property that will attract families and people looking to retire into the area. The garden space is ample and well looked after, and the off road parking is another bonus. Sure to attract attention immediately, call J.J Morris for viewing arrangements.

## Access To:

Is via a driveway and pathway leading to the main front door, or to the gated side access.

## Entrance Hallway 18'10 x 14'6 max (5.74m x 4.42m max)

Double glazed door to fore, radiator, laminate floor, loft hatch.

## Lounge 17'1 x 12'5 (5.21m x 3.78m)

Double glazed window to fore, T.V point, radiator, gas fire with decorative fireplace and hearth.

## Dining Room 11'6 x 10'5 (3.51m x 3.18m)

Double glazed French doors to rear, radiator, laminate floor, opens to:

## Kitchen 10'5 x 9'2 (3.18m x 2.79m)

Double glazed window to rear, tiled floor, plumbing for washing machine, a range of wall and base units with complementary work surface, part tiled walls, integrated appliances, 1 1/2 bowl stainless steel sink unit with mixer tap.

## Utility Room 10'6 x 7'6 (3.20m x 2.29m)

Double glazed door to rear, double glazed window to rear, tiled floor, radiator, work surface, sink, plumbing for washing machine, door to:

## Integral Garage 16'8 x 10'8 (5.08m x 3.25m)

Up and over door to fore, electric light and power.

## Shower Room 10'4 x 4'9 max (3.15m x 1.45m max)

Velux window to rear, tiled floor, low level W.C, wash hand basin, part tiled walls, shower cubicle, radiator.

## Bedroom 1 10'8 x 7'8 (3.25m x 2.34m)

Double glazed window to fore, radiator.

## Bedroom 2 13'3 x 10'1 (4.04m x 3.07m)

Double glazed window to fore, radiator, T.V point.

## Bedroom 3 13'2 x 12'7 (4.01m x 3.84m)

Double glazed window to rear, radiator, T.V point, door to:

## En-Suite Shower Room 10'1 x 5'4 (3.07m x 1.63m)

Double glazed window to rear, bath, low level W.C, wash hand basin, tiled floor, part tiled walls, airing cupboard.

## Externally

To the front of the property is a lawned area with mature hedgerows, a path to the main entrance, off road parking and side access to the rear garden. The rear garden is a wonderful space, well tended and very well presented with a range of features to include patio area, lawned garden, decked area and mature shrubbery.

## Tenure

We are advised that the property is freehold.

## Services

We are advised that mains services are connected.

## Broadband

Superfast Fibre Broadband is available to the area as confirmed by [www.bt.com/broadband/availability/](http://www.bt.com/broadband/availability/)

# Floor Plan



## 1 Craig Las, Letterston

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>66</b>
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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