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Carriageways, Station Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SY

Price Guide £425,000

- * A deceptively spacious Detached 2 storey modern Dwelling House.
- * 4/5 Reception, 4/5 Bedroom and 3 Bath/Shower/Wash Room accommodation.
- * Spacious Detached Double Garage as well as a Block Pavior hardstanding allowing for Off Road Parking for 5/6 Vehicles.
- * Central Heating via a Ground Source Heat Pump, uPVC Double Glazing, Wall, Roof and Floor Insulation.
- * Large Lawned Garden and Grounds including a Wooded/Scrubland area extending to 1.5 Acres or thereabouts in total.
 - * Large Timber Decked (South West facing) Patio and rear Garden.
 - * Ideally suited for Family or early Retirement purposes.
 - * Early inspection strongly advised. Realistic Price Guide. EPC Rating B.

SITUATION

Letterston is a popular Village which stands between the Market Town of Fishguard (5 miles North) and the County and Market Town of Haverfordwest (10 miles South).

Letterston has the benefit of several Shops, a Post Office, Primary School, Church, 2 Chapels, a Public House, Fish & Chip Shop Restaurant/Take-Away, Petrol Filling Station/Store, a Memorial/ Community Hall and a Licensed Restaurant/Public House.

The well-known Market Town of Fishguard is within a short drive and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities. The County and Market Town of Haverfordwest is also close by and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybus.

The North Pembrokeshire Coastline at Abercastle is within 5.5 miles or so and also close by are the other well-known sandy beaches and coves at Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Abermawr, Aberbach, Pwllcrochan, The Parrog, Cwm-yr-Eglwys, Pwllgwaelod and Newport Sands.

There are good road links along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Station Road is predominantly a residential area which runs in a north easterly direction off the Main A40 Fishguard to Haverfordwest Road. Carriageways is situated within half a mile or so of the centre of the village and the Main A40 Fishguard to Haverfordwest road.

DIRECTIONS

From Fishguard, take the Main A40 Road south for some 5 miles and in the village of Letterston, take the turning on the left at the crossroads signposted to Puncteston and Little Newcastle. Continue on this road for approximately half a mile and follow the road to the left and then immediately to your right in the direction of Little Newcastle. Carriageways is situated a 150 yards or so further on, on the right hand side of the road. A For Sale Board is erected on site.

Alternatively from Haverfordwest, take the Main A40 Road north for some 10 miles and in the village of Letterston, take the turning on the right at the crossroads

signposted to Puncteston and Little Newcastle. Follow directions as above.

DESCRIPTION

Carriageways comprises of a Detached 2 storey Modern Dwelling House of timber frame construction with an external skin of concrete block with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Storm Porch

6'7" x 5'9" (2.01m x 1.75m)

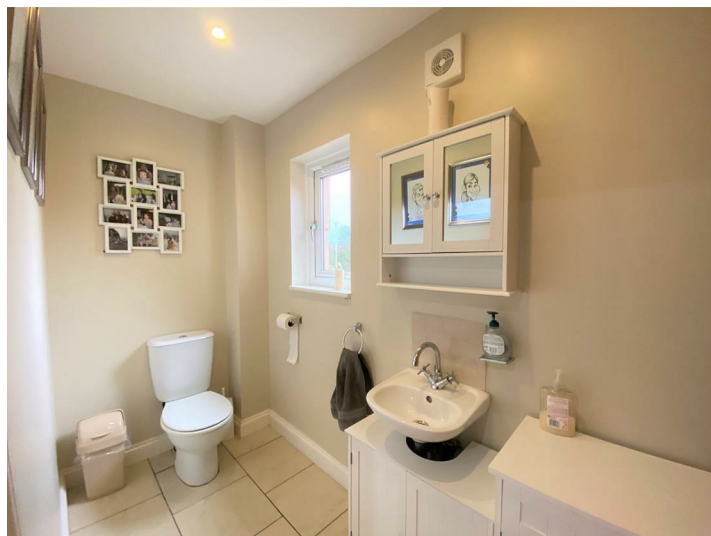
With wall light and a uPVC double glazed door to:-

Reception Hall



With ceramic tile floor with underfloor heating, staircase to First Floor, understairs cupboard with central heating manifold, 3 downlighters, mains smoke detector, 4 power points and door to:-

Cloakroom



9'0" x 4'0" approx (2.74m x 1.22m approx)

With ceramic tile floor with underfloor heating, white suite of Wash Hand Basin and WC, 2 downlighters, uPVC double glazed window, Manrose extractor fan, mirror fronted bathroom cabinet, soap dish, towel ring and toilet roll holder.

Lounge



19'0" x 14'0" (5.79m x 4.27m)

With an oak laminate floor with underfloor heating, uPVC double glazed window, 2 ceiling lights and 2 wall lights on dimmers, fireplace with slate hearth housing a coal/log effect electric fire, TV aerial cable, network point, telephone point and 15 power points.

Family/Television Room



14'9" x 12'9" (4.50m x 3.89m)

With ceramic tile floor with underfloor heating, 2 ceiling lights, uPVC double glazed french doors to rear timber decked patio, 2 Sky points and 10 power points.

Study/Office



12'9" x 8'0" (3.89m x 2.44m)

With ceramic tile floor with underfloor heating, uPVC double glazed window, ceiling light, 4 network points, telephone point, ceiling light and 12 power points.

Dining Room



11'6" x 9'7" (3.51m x 2.92m)

With ceramic tile floor with underfloor heating, ceiling light, TV point, 8 power points and openings to Kitchen and:-

Sun/Garden Room



14'0" x 8'3" (4.27m x 2.51m)

With ceramic tile floor with underfloor heating, uPVC double glazed windows with vertical blinds, uPVC double glazed french doors to rear timber decked patio, 5 downlighters, Sky point and 4 power points.

Kitchen



13'0" x 11'0" (3.96m x 3.35m)

With ceramic tile floor with underfloor heating, 6 downlighters, range of fitted floor and wall cupboards

with beech worktops, double Belfast sink with mixer tap, uPVC double glazed window overlooking rear garden, carbon monoxide alarm, Rangemaster freestanding cooker range with 5 ring LP gas Hob, Electric Hotplate, 2 Ovens and a Grill, Rangemaster Cooker Hood, part tile surround, appliance points, cooker box, 17 power points, plumbing for dishwasher, corner shelves and door to:-

Utility Room



11'0" x 9'0" (3.35m x 2.74m)

With ceramic tile floor with underfloor heating, plumbing for automatic washing machine, tumble dryer vent, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, floor cupboards, part tile surround, uPVC double glazed window, uPVC double glazed stable door to exterior, 2 downlighters and a fitted cupboard housing a Ground Source Heat Pump with pressurised hot water cylinder and immersion heaters and Ground Source heat controls.

FIRST FLOOR

Landing

With fitted carpet with underfloor heating, 6 downlighters, 4 power points, 2 mains smoke detectors, built in Airing/Linen Cupboard with shelves and underfloor heating and access to a fully insulated and part boarded loft.

Bedroom 1 (Front)



15'3" x 14'1" (4.65m x 4.29m)

With fitted carpet with underfloor heating, uPVC double glazed windows, 6 downlighters, ceiling light and 2 wall lights, network point, TV point, 12 power points and door to:-

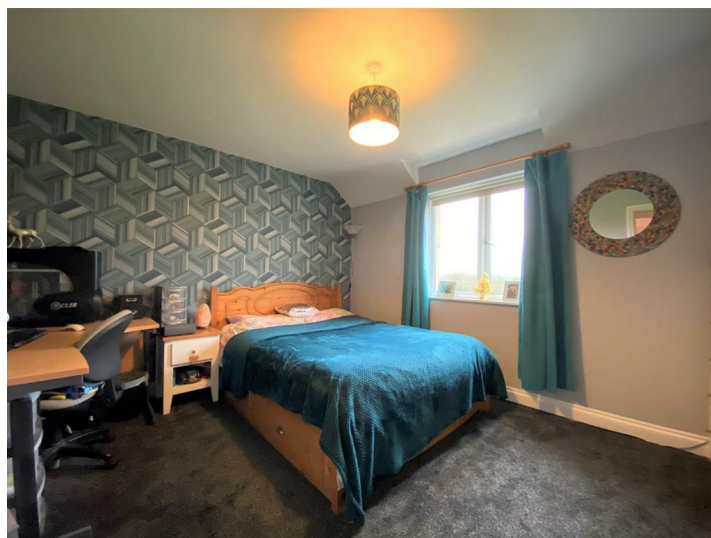
En Suite Bathroom



8'10" x 6'6" (2.69m x 1.98m)

With ceramic tile floor with underfloor heating, Velux window, white suite of panelled Bath, Wash Hand Basin and WC, part tile surround, shelf, Creda electrically heated towel rail/radiator, extractor fan, 2 downlighters, illuminated wall mirror, thermostatic shower over bath, shower curtain and rail and a tall mirror fronted storage cupboard.

Bedroom 2 (Rear)



12'9" x 11'8" (3.89m x 3.56m)

('L' shaped maximum) With fitted carpet with underfloor heating, uPVC double glazed window, ceiling light and 6 power points.

Bedroom 3



13'0" x 11'0" (3.96m x 3.35m)

With fitted carpet with underfloor heating, 2 Velux windows, cupboard with shelf over concealing central heating manifold controls, 3 downlighters and 8 power points.

Bedroom 4 (Front)



12'9" x 10'7" (3.89m x 3.23m)

('L' shaped maximum) With fitted carpet with underfloor heating, uPVC double glazed window, ceiling light, network point and 6 power points.

Work/Store/Bedroom 5



10'0" x 9'0" (3.05m x 2.74m)

With fitted carpet with underfloor heating, uPVC double glazed window, ceiling light and 6 power points.

Bathroom



11'7" x 9'11" (3.53m x 3.02m)

('L' shaped maximum) With ceramic tile floor with underfloor heating, white suite of corner Bath with shower attachment, Wash Hand Basin, WC and a Glazed and Aquaboard Shower Cubicle with a Gainsborough 8.5 SE electric shower, part tile surround, 5 downlighters, Creda electric towel rail/radiator, 2 toothbrush holders, wall mirror and a uPVC double glazed window with vertical blinds.

EXTERNALLY

Directly to the fore of the Property and accessed via a pillared and gated entrance is a block paved hardstanding area which allows for Off Road Parking for 5/6 Vehicles and gives access to a:-

Double Garage

19'6" x 19'6" (5.94m x 5.94m)

(overall external measurement) Of cavity concrete block construction with rendered and coloured elevations

under a pitched composition slate roof. It has a uPVC double glazed window, uPVC double glazed pedestrian door, 2 pairs of wooden doors, ample power points, 5 strip lights, electricity consumer unit, plumbing for a WC and cold water plumbing.

There is a block pavior hardstanding area to the side of the Dwelling House which allows for additional Caravan/Boat/Vehicle Parking space. Directly to the rear of the Property is a large raised timber decked Patio with Flower Boxes and a Pergola. Steps from the Patio lead to a Lawned/Grassed area which extends to Two Thirds of an Acre or thereabouts and beyond is an area of Wood/Scrub Land which extends to Half an Acre or thereabouts. In addition there are Outbuildings as follows:-

Timber Stable/Store Shed

13'0" x 13'0" (3.96m x 3.96m)

With an adjoining:-

Pony Shelter/Feed Shed

13'0" x 10'0" (3.96m x 3.05m)

There is also an:-

Aluminium Greenhouse

8'0" x 6'0" (2.44m x 1.83m)

Store Shed

16'0" x 8'0" (4.88m x 2.44m)

(approximate measurement only).

In all the Property stands in One and a Half acres or thereabouts.

3 Outside Electric Lights (1 sensor). Outside Water Tap. 3 Water Butts. External Car Charging Point. 6 Outside Power Points (3 doubles).

SERVICES

Mains Water (metred supply), Electricity and Drainage are connected. Central Heating via a Ground Source Heat Pump. 16 Photovoltaic Panels on the roof which are owned by the vendors (N.B. the Photovoltaic system subsidises the running costs of the Heat Pump and pays the highest feed in tariff - approx £2100 per annum with 15 years remaining). uPVC Double Glazing. Floor, Wall and Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

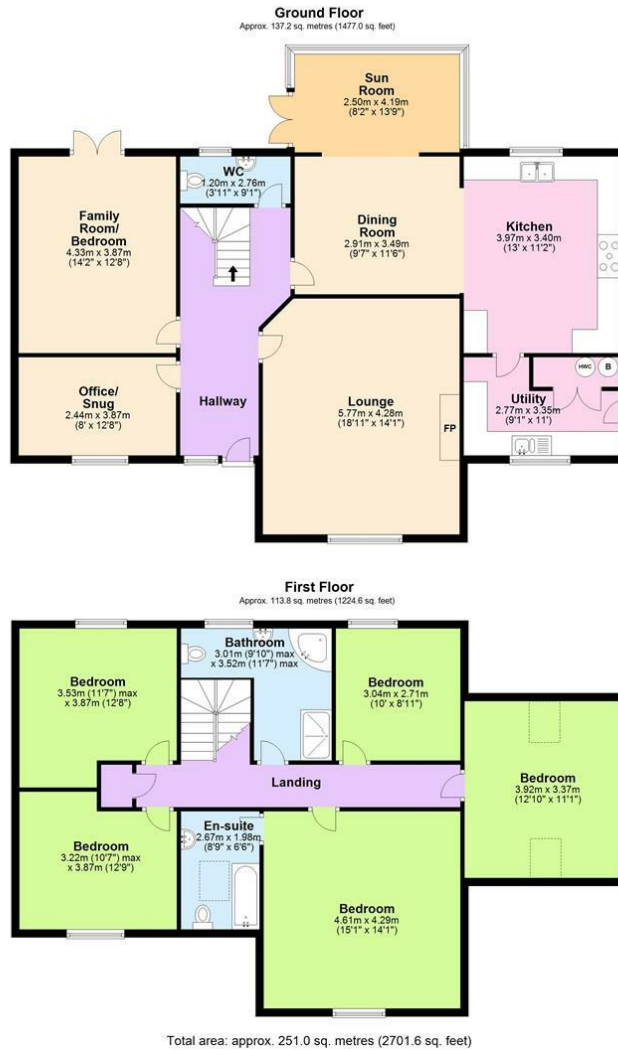
Freehold with Vacant Possession upon Completion.

REMARKS

Carriageways is a deceptively spacious Detached 2 storey Modern Dwelling House which stands in large Gardens and Grounds which in total extend to 1.5 Acres or thereabouts. The Property is in excellent decorative order throughout and has deceptively spacious accommodation, benefiting from 4/5 Reception, 4/5 Bedroom and 3 Bath/Shower/Wash Room

accommodation. In addition, there is a large Block Pavior Hardstanding to the fore allowing for Off Road Parking for 5/6 Vehicles together with a good sized Detached Double Garage of cavity construction with conversion potential (subject to Planning). The Property is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. In order to appreciate the qualities of the Property and indeed, the full extent of accommodation, the Gardens, Grounds and the south facing location, inspection is essential and strongly advised.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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