

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.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Private Drainage, Mains Electric, Mains Water  
HEATING: Oil Central Heating  
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally  
JETH/AMA/04/24/OJKJETH

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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.

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

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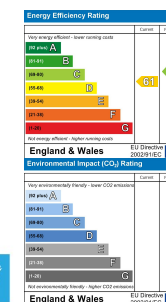
## Corner Cottage Heathfield, Letterston, Haverfordwest, Pembrokeshire, SA62

EPC

- No Chain
- Character Features
- Kitchen/Diner
- Garden with Countryside Views
- Oil Central Heating
- Barn Conversion
- Three Bedrooms
- Allocated Parking and Garage
- Double Glazed
- EPC D

Offers Around £325,000

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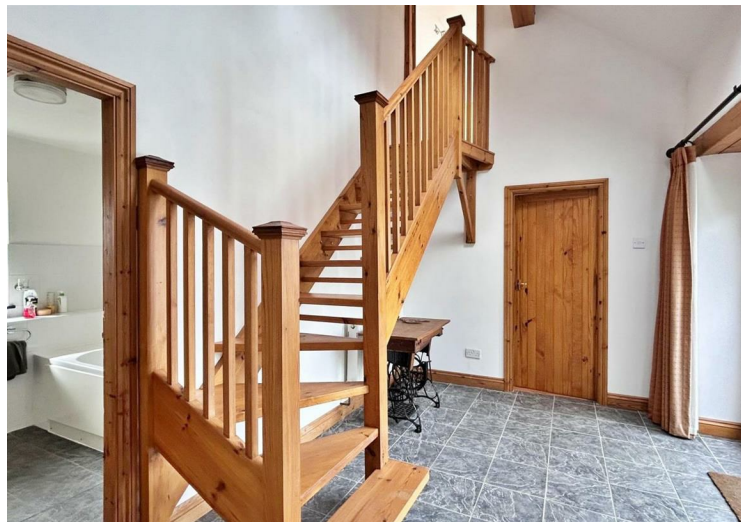


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**The Agent that goes the Extra Mile**







A well presented three bedroom character barn conversion with countryside views set down a long private drive and situated in the sought-after location of Letterston.

The accommodation comprises of entrance hall, master bedroom with ensuite shower room, family bathroom, shower room, open plan kitchen/dining area, utility room and living room. On the first floor there are two bedrooms both of which are accessed by mezzanine staircases. Property benefits from double glazing and oil central heating.

Externally to the front of the property is a courtyard shared with four other properties offering allocated parking for several vehicles and a garage. To the rear is a patio area and garden laid to lawn with views over the neighbouring fields and countryside.

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.



### DIRECTIONS

From Haverfordwest take the A40 towards Fishguard. When you reach Letterston, turn left on B4331 opposite 'Something's Cooking' restaurant and follow the road for approximately 1 mile. After passing under the bridge take the first left into non-signposted lane, continue down- take the first turning on the right - you will see about 5 cottages. What3words

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.