

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 Mains Drainage, Mains Electric, Mains Water.

**HEATING:** Oil

**TAX:** Band C

**FACEBOOK & TWITTER**

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



## 16 Old Rectory Close, Letterston, Haverfordwest, Pembrokeshire, SA62 5SU

- Semi Detached Property
- Open Plan Living And Dining Room
- Beautifully Tended Low Maintenance Garden
- Popular Village Location
- Views To Rear
- Immaculately Presented
- Three Bedrooms
- Driveway Parking
- Oil Central Heating
- EPC Rating: D

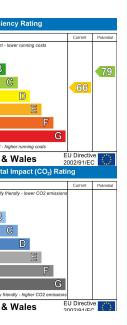
**Offers In The Region Of £215,000**

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***The Agent that goes the Extra Mile***



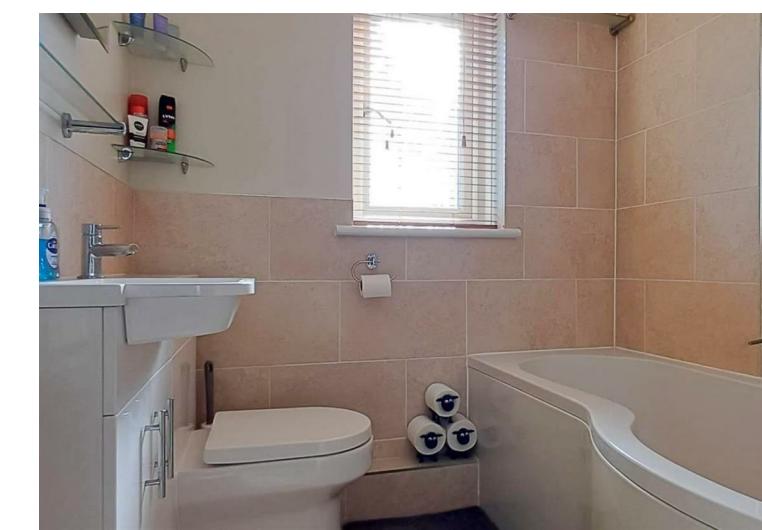


A beautifully presented, semi detached family home located in the popular village of Letterston, ideally situated between the towns of Fishguard and Haverfordwest. Benefiting from oil central heating, double glazing, an attractive rear garden and ample driveway parking, this immaculate accommodation would make a lovely home!

The accommodation has been tastefully decorated to a high standard throughout and briefly comprises; hallway, lounge/dining room, modern, fitted kitchen with a selection of contemporary wall and base units and complimentary work surfaces. Stairs lead up to three bedrooms and stylish family bathroom, countryside views can be enjoyed from the two bedrooms to the rear.

Externally the property has low maintenance gardens to the front, side and rear. To the front is driveway parking for two vehicles, with a low maintenance garden with artificial grass, bordered with hedging and raised flower beds. A paved pathway leads you to the front door, and to a wooden gateway leading to the enclosed side and rear garden. To the side, the attractive garden has been laid to artificial grass, with a paved patio seating area and wooden storage shed. To the rear of the property is a decked patio seating area (accessed via double doors from the kitchen) - ideal for summer barbecues!

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 our Haverfordwest Office proceed onto the Fishguard Road. Continue along this road for approximately 8 miles until you reach the village of Letterston. At the cross roads, take the left turning onto the St Davids road. Pass the Jubilee public house and take the second right turning into Old Rectory Close. Continue along the estate until you find the property on the left hand side in the cul de sac. What3Words: indoors.growth.lifeguard

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