



Llys Araul, 15 St. Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SF

**Price Guide £475,000**

- \*An exceptionally well built and deceptively spacious New Detached 2 storey Dormer Bungalow residence.
- \*Well appointed, 2 Reception, Kitchen, Utility, 4 Bedroom and 3 Bath/Shower Room (2 En Suite) accommodation.
  - \*uPVC Double Glazing, Oil Central Heating, Cavity Wall, Floor and Roof Insulation.
- \*Large cavity concrete block built Double Garage 24'0" x 21'0" approx with a potential First Floor Studio/Workroom.
- \*Wall forecourt, Lawned Areas, Indian Sandstone Paved Patios, Gravelled and Block Pavior Drive and a Large Ornamental Stone Hardstanding allowing for ample Vehicle Parking and Turning Space.
  - \*Ideally suited for Family or Retirement purposes.
- \*Early inspection strongly advised. Realistic Price Guide. NHBC 10 Year Building Certificate.

## 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 is a sizeable village and has the benefit of a good range of amenities and facilities which briefly include several Shops, a Butcher's Shop/Post Office, Primary School, Church, Chapel, a 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 closeby 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, a Post Office, 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, Abereddy, Abermawr, Aberbach, Pwllcrochan, The Parrog, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

There are good road links along the Main A40 from Letterston 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.

Llys Araul is situated within a 100 yards 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 right at the crossroads, signposted to St Davids and Mathry. Continue on this road for 100 yards or so and Llys Araul is situated on the left 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 left of the crossroads, signposted to St Davids and Mathry. Continue on this road for 100 yards or so and Llys Araul is situated on the left hand side of the road. A 'For Sale' board is erected on site.

## Description

Llys Ararul comprises a Detached 2 storey Dormer Bungalow residence of cavity concrete block construction with rendered and coloured roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

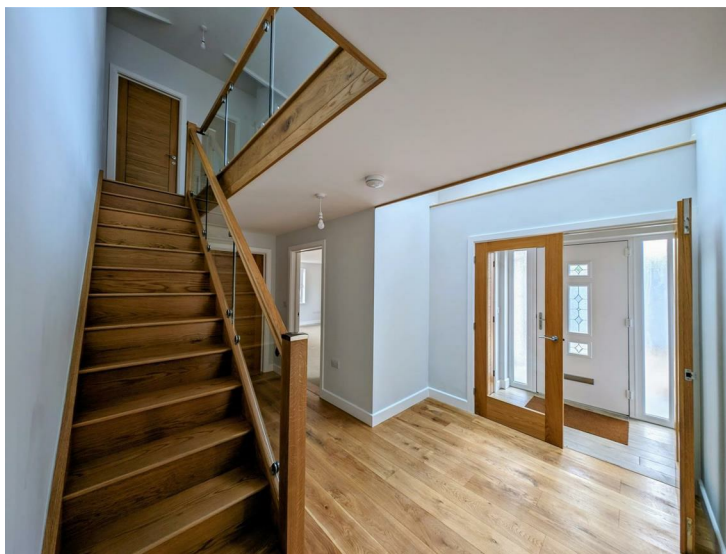
### Composite Double Glazed Door to:-

#### Porch



With ceiling light, built in Cloaks Cupboard with electricity meter and consumer unit and Oak glazed double doors to:-

### Reception Hall



15'3" x 10'6" (4.65m x 3.20m )

With Oak staircase to First Floor, ceiling light, 4 power points, mains smoke detector, Engineered Oak Floor with underfloor heating, central heating thermostat control and Oak doors to Sitting Room, Dining Room, Bedroom 1 and:-

### Cloakroom



7'1" x 6'9" (2.16m x 2.06m)

With white suite of Wash Hand Basin and WC, uPVC double glazed window, underfloor heating, central heating thermostat control and a fitted cupboard with Oak doors along one wall which conceals the underfloor central heating manifold.

### Dining/Living Room



19'3" x 10'6" maximum (5.87m x 3.20m maximum)

With central heating thermostat control, Aluminium double glazed bifold door to rear Indian Sandstone Paved Patio, 12 downlighters, wood effect ceramic tile floor with underfloor heating, TV point, 8 power points and an opening to:-

### Sitting Room



22'0" x 13'0" (6.71m x 3.96m)

With underfloor heating, central heating thermostat control, a coal effect LP gas fire with slate surround and slate hearth, 2 uPVC double glazed windows, 2 ceiling lights, TV point and 12 power points.

### Kitchen



12'0" x 10'6" (3.66m x 3.20m )

With a wood effect ceramic tile floor with underfloor heating, central heating thermostat control, uPVC double glazed window, range of fitted floor and wall cupboards with built in Double Oven, Cooker Hob, Cooker Hood and Dishwasher, space for an American Fridge/Freezer, 9 downlighters, 12 power points and an Oak door to:-

### Utility Room



10'6" x 6'6" (3.20m x 1.98m)

With plumbing for automatic washing machine, wood effect ceramic tile floor with underfloor heating, 4 power points, uPVC double glazed door to exterior, uPVC double glazed window and a Grant freestanding Oil Boiler (heating domestic hot water and firing central heating).

### Bedroom 1



15'6" x 13'8" (4.72m x 4.17m)

With 2 uPVC double glazed windows, ceiling light, radiator, TV point, 8 power points, underfloor heating, central heating thermostat control and an Oak door to:-

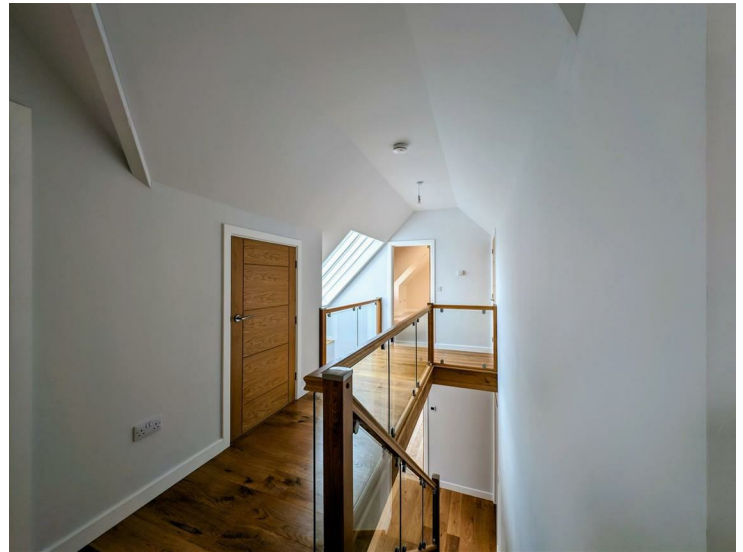
### En Suite Wet Room



With a porcelain tile floor, fully tiled walls, a thermostatic shower with glazed shower screen, suite of WC and Wash Hand Basin in a vanity surround with cupboards below, shaver point, extractor fan and ceiling light.

### First Floor

#### Landing



18'0" x 7'0" maximum (5.49m x 2.13m maximum)

With 3 ceiling lights, mains smoke detector, radiator, built in Airing Cupboard with radiator and an electric light and Oak doors to Bedrooms and:-

#### Walk in Store Room

10'10" x 3'5" (3.30m x 1.04m)

With sloping ceiling, ceiling light and access to undereaves storage space.

## Bedroom 2



18'7" x 14'8" (5.66m x 4.47m)  
( 'L' shaped maximum) With access to 2 boarded under eaves storage areas, Velux window, uPVC double glazed window, 2 ceiling lights, 10 power points, TV point, 2 radiators and an Oak door to:-

## Bedroom 3



16'0" x 13'0" (4.88m x 3.96m)  
With uPVC double glazed window, Velux window, access to 2 boarded under eaves storage areas, ceiling light, double panelled radiator, TV point and 10 power points.

## En Suite Shower Room



6'8" x 6'0" (2.03m x 1.83m)  
With a laminate tile floor, white suite of WC, Wash Hand Basin and a glazed Shower Cubicle with Aquaboard walls and a Mira thermostatic shower, 2 downlighters, extractor fan, fitted cupboards at low level, chrome heated towel rail/radiator and a shaver light/point.

## Bedroom 4



16'0" x 8'1" (4.88m x 2.46m )  
With uPVC double glazed window, ceiling light, radiator, TV point and 6 power points.

## Bathroom



7'8" x 7'3" (2.34m x 2.21m)

With white suite of WC, Wash Hand Basin in a vanity surround and a panelled Bath with glazed shower screen surround and a thermostatic shower over, Velux window, 2 downlighters, extractor fan, Aquaboard walls, chrome heated towel rail/radiator and a porcelain tile floor.

## Externally

There is a walled forecourt to the Property with an Indian Sandstone Paved Path and an Ornamental Stone Patio Garden. To the side of the Property is a Gravelled/Ornamental Stone drive which leads to a gateway from where there is a Block Pavior drive leading to a large Ornamental Stone hardstanding area which allows for ample Vehicle Parking and Turning Space and giving access to a:-

## Double Garage



24'0" x 21'0" approx (7.32m x 6.40m approx)

Of cavity concrete block construction with rendered and coloured roughcast elevations under a pitched composition slate roof. It has 2 metal up and over doors (one remote controlled), 2 double glazed windows, a pedestrian door, electric light and power points. N.B.

There is potential for a First Floor Studio, Work Room, Games Room or Home Office, if required.

Directly to the rear of the Bungalow is an Indian Sandstone Paved Patio on 2 levels and beyond is a Lawned Garden area. Adjacent to the Garage at the rear and also the southern elevation is an 'L' shaped Lawned Garden.

Outside Electric Lights and an Outside Water Tap.

## Services

Mains Water (metered supply), Electricity and Drainage are connected. Oil fired Central Heating (Underfloor Heating on the Ground Floor and Radiators on the First Floor). uPVC Double Glazed Windows and Doors. Composite Double Glazed Front Entrance Door. Floor, Wall and Roof Insulation. Solar Panels on Roof (heating Domestic Hot Water).

## Tenure

Freehold with Vacant Possession upon Completion.

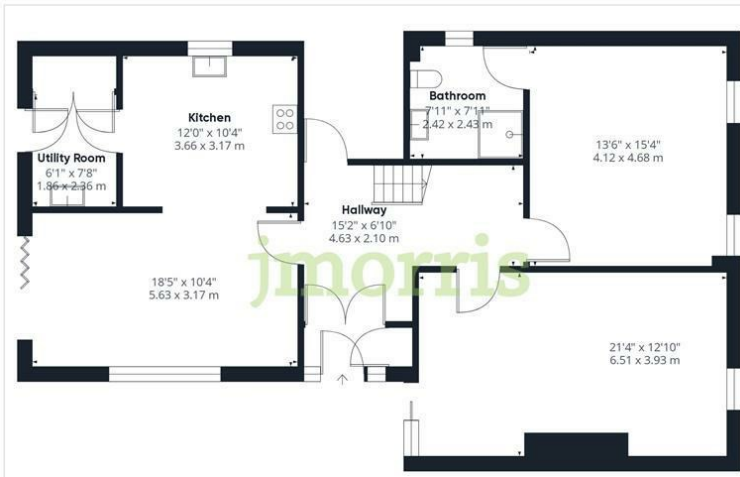
## NHBC Certificate

The Property has the benefit of a 10 Year NHBC Building Certificate.

## Remarks

Llys Araul is an exceptionally well built Detached modern Dormer Bungalow residence which stands in a convenient location in this popular village and being ideally suited for Family, Retirement, Investment or for Letting purposes. The Property has deceptively spacious 2 Reception, 4 Bedroom, 3 Bath/Shower Room, a Fully Fitted Kitchen and Utility Room accommodation. In addition, it has good sized easily maintained Gardens with Ornamental Stone areas, Indian Sandstone Paved Patios, a Lawned Garden, potential Lawn/Vegetable Garden adjacent to the Garage and an Ornamental Stone and Block Pavior drive leading to an Ornamental Stone Hardstanding area which allows for ample Vehicle Parking and Turning Space. The Property is being built to an exceptionally high standard with accommodation on two floors, which has an approximate overall area of 2000 sq ft. It has uPVC Double Glazing, Oil fired Central Heating (with underfloor heating on the Ground Floor and radiators on the First Floor) and Floor, Cavity Wall and Roof Insulation. In addition, it has a large detached Double Garage with a potential Work/Store/Loft Room as well as sizeable, but easily maintained Gardens and Grounds. To appreciate the qualities of this exceptional Bungalow and indeed its convenient location in this popular village, early inspection is strongly advised. Realistic Price Guide.

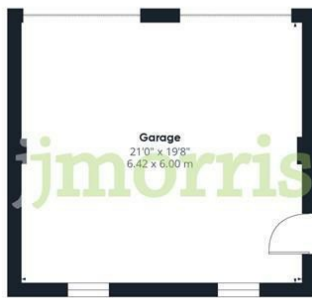
## Floor Plan



Floor 0 Building 1

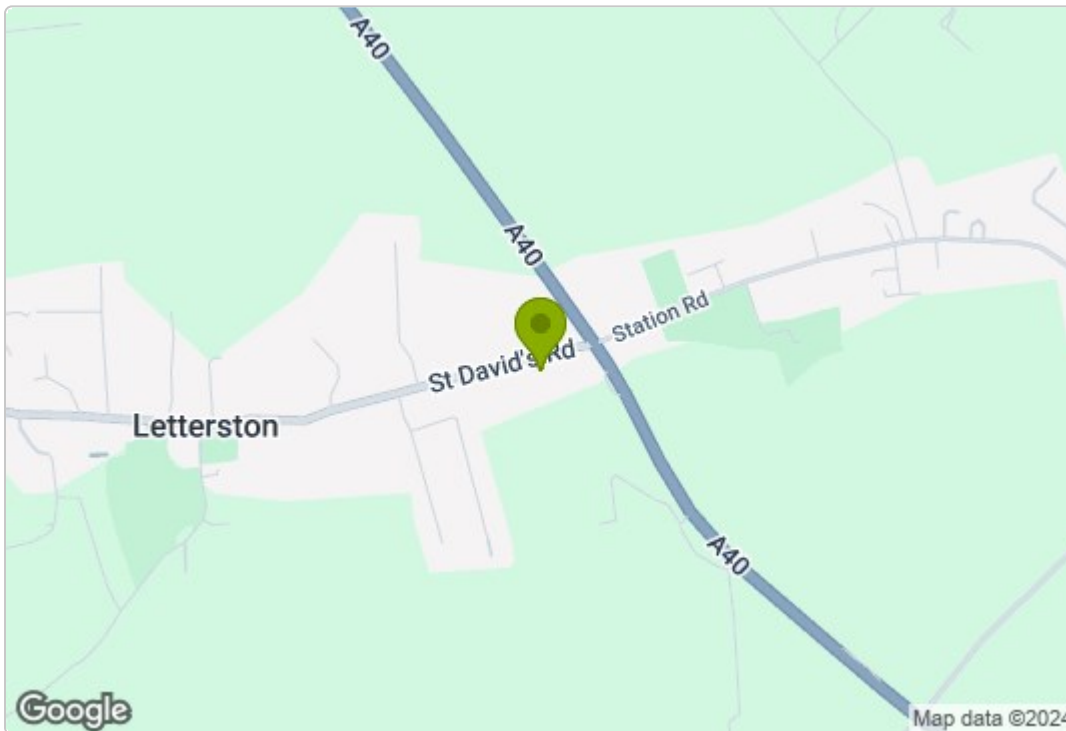


Floor 1 Building 1



Floor 0 Building 2

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B		80	
(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	

## Council Tax Band -

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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