



24 Haverfordwest Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5UA

**Auction Price Guide £135,000 - £175,000**

- \* An attractive Detached single storey Bungalow residence requiring some modernisation and updating
- \* Comfortable Hall, Sitting/Dining Room, Kitchen/Breakfast, 3 Bedrooms & Bathroom Accommodation.
  - \* Oil Central Heating, uPVC Double Glazed Windows and Doors and Loft Insulation.
- \* Off Road Parking and a reasonable sized side and rear Lawned Garden with Flowering Shrubs and concreted Patio areas.
  - \* Workshop/Garden Shed 10'0" x 6'0" together with a Store/Potting Shed 15'0" x 4'0".
- \* Mains Water and Electric connected. Drainage to a Sewage treatment plant and Cesspit/Effluent Tank.
  - \* Ideally suited for First Time Buyers, Small Family or for Investment purposes. EPC Rating E
  - \* Early Inspection Strongly advised. Realistic Online Auction Price Guide.
  - \* For Sale by Online Auction on Thursday 8th August 2024, between 12 noon and 2 pm.
- \* Vendors Solicitors - Mrs Geraldine Davies, JCP Solicitors, Sycamore Lodge, Hamilton Street, Fishguard, Pembrokeshire, SA65 9HL.

## 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 a few Shops, a Post Office/Butchers Shop, Primary School, Church, a Chapel, Public House, a Memorial/Community Hall, a Fish & Chip Shop Restaurant/Take-Away, Petrol Filling Station/Store and a Licensed Public House/Restaurant.

The well known Market Town of Fishguard is within easy car driving distance and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The North Pembrokeshire Coastline at Abercastle is within 6 miles or so and also close by are the other well known Sandy Beaches and Coves at Aberfelin, Porthgain, Traeth Llyfn, Aberiddy, Abermawr, Aberbach, Pwllcrochan, The Parrog, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

There are good Road Links from Letterston, 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.

Haverfordwest Road is predominantly a Residential area which stands inset off the Main A40 Fishguard to Haverfordwest Road. 24 Haverfordwest Road is situated within 400 yards or so of the centre of the village and the majority of its amenities.

The County and Market Town of Haverfordwest is within easy car driving distance 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, a Post Office, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

## Directions

From Fishguard take the Main A40 Road south west some 5 miles and in the village of Letterston proceed in the direction of Haverfordwest and take the second turning on the right, towards the Petrol Filling Station/Store. 24 Haverfordwest Road is situated on the Haverfordwest side of the Petrol Filling Station. 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 for the Petrol Filling Station and 24 Haverfordwest Road is the Bungalow on the left hand side of the Petrol Filling Station. A 'For Sale' Board is erected on site.

## Description

24 Haverfordwest Road comprises a Detached single storey Bungalow Residence of cavity brick and concrete block construction with rendered and coloured roughcast elevations under a pitched composition slate and flat fibreglass roof. (There is a single storey extension to the rear of the Property of cavity concrete block construction with rendered and coloured elevations under a flat fibreglass roof.) Accommodation is as follows:-

## Storm Porch

With quarry tile floor and a uPVC double glazed Entrance Door to:-

## Hall



15'8" x 4'5" (4.78m x 1.35m) (maximum). With a laminate wood floor, radiator, ceiling light, cove and artex ceiling, 1 power point, smoke detector (not tested) access to Insulated Loft, electricity meter and consumer unit and doors to Bedrooms, Bathroom and:-

## Sitting/Dining Room



23'3" x 18'9" (7.01m'0.91m" x 5.49m'2.74m" )  
(maximum measurement to include Bay). With a laminate wood floor, cove and artex ceiling, 2 double panelled radiators, smoke detector (not tested), 2 uPVC double glazed windows (including a Bay), telephone point, TV point, 14 power points, 2 ceiling lights and door to:-

## Kitchen/Breakfast Room



14'9" x 9'6" (4.50m x 2.90m)  
With ceramic tile floor, double panelled radiator, inset single drainer stainless steel sink unit with mixer tap, range of floor and wall cupboards, uPVC double glazed window to rear, Zanussi built in electric Single Oven/Grill, Zanussi 4 ring Electric Ceramic Cooker Hob, stainless steel splashback, cooker hood, 7 power points, 7 downlighters, uPVC double glazed door to exterior, wall shelves, plumbing for washing machine and an opening to a:-

## Boiler Cupboard (former Pantry)

With a Worcester Heatslave 15/19 Oil Combination Boiler (heating domestic hot water and firing central heating), shelving and a small uPVC double glazed window.

## Bedroom 1 (rear)



12'2" x 12'0" (3.71m x 3.66m)  
With pine floorboards, cove and artex ceiling, ceiling light, uPVC double glazed window, double panelled radiator, clothes hanging rail and 6 power points.

## Bedroom 2 (front)



12'3" x 9'1" (3.73m x 2.77m)  
(maximum measurement). With pine floorboards, uPVC double glazed window, ceiling light, double panelled radiator, cove and artex ceiling, TV aerial cable, wall shelves and 4 power points.

### Bedroom 3



12'2" x 7'0" (3.71m x 2.13m)

With pine floorboards, uPVC double glazed window, cove and artex ceiling, ceiling light, wall shelves, double panelled radiator and 4 power points.

### Bathroom



6'3" x 5'10" (1.91m x 1.78m)

With white suite of panelled Bath, Wash Hand Basin and WC, radiator, fully tiled walls, uPVC double glazed window, cove and artex ceiling, ceiling light, toilet roll holder, towel rail, mirror fronted bathroom cabinet and a Triton T100E electric Shower over Bath.

### Exterior

There is a tarmacadamed hardstanding to the fore of the Property which allows for Off Road Parking for 1/2 Vehicles. There is a tarmacadamed and concrete path surround to the Property and to the side is a triangular shaped Garden. To the rear of the Property is a further Garden area together with a Herb Bed and a concreted Patio area. There is also a:-

### Store/Potting Shed

15'0" x 4'0" (4.57m x 1.22m)

approx. And a:-

### Workshop/Garden Shed



10'0" x 6'0" (3.05m x 1.83m)

approx. Of Timber Construction with a Felted Roof.

1300 Litre Carbery Bundred Oil Tank. 3 Outside Electric Lights and an Outside Water Tap.

The outside boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

### Services

Mains Water and Electricity are connected. Drainage to a Sewage Treatment Plant and a Cesspit/Effluent Tank (Kitchen only). Oil fired Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations.

### Tenure

Freehold with Vacant Possession upon Completion.

### Rights of Ways

Vehicle and Pedestrian Access Rights of ways exist in favour of the Property over the tarmacadamed road which links up with the Main A40 Fishguard to Haverfordwest Road.

### Remarks

24 Haverfordwest Road is a comfortable, Detached single storey Bungalow residence which has the benefit of Oil Central Heating, uPVC Double Glazing and Loft Insulation. However, the Property is now in need of modernisation, refurbishment and updating. It has the benefit of a reasonable sized Garden including Lawned areas, a Concreted Patio, Flowering Shrubs, an Apple Tree, Camellias, Conifers etc as well as having a Timber Garden Shed/Workshop and a Garden Tool Shed. It is ideally suited for First Time Buyers, small Family or indeed for Letting purposes. It is offered "For Sale" with a realistic Online Auction Price Guide and early inspection is strongly advised.

## **Auction Guidelines**

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The Property will be offered "For Sale" (subject to the Conditions of Sale and unless previously Sold or Withdrawn) and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide Prices are issued as an indication of the expected Sale Price which could be higher or lower. The Reserve Price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the Property for and will be within a range of Guide Prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

## **How to Register and Bid**

Please visit our website, [jjmorris.com](http://jjmorris.com), then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack. On mobile devices or tablets you may need to press the blue "Bid Now" button.

## **For Sale by Auction**

The Property is to be Sold via Online Auction on Thursday, 8th August 2024 between 12 noon and 2.00 pm. You have to register via our Website to view the Legal Pack and to bid.

## **Administration Fee**

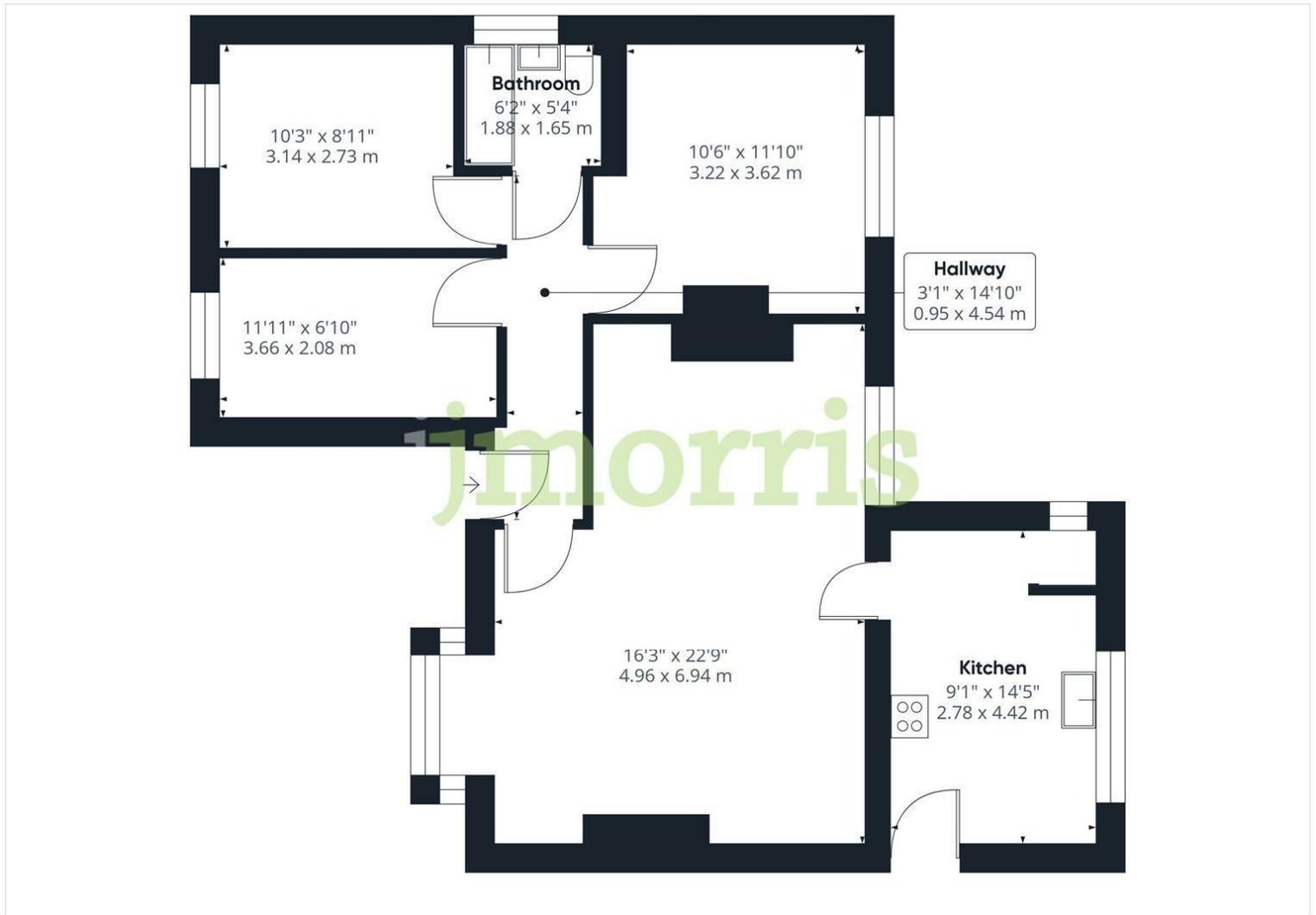
N.B. J. J. Morris charge an Administration Fee of £1,000.00 plus VAT (£1,200.00 inc VAT) upon Completion of the Sale.

In addition to the Purchase Price and the Purchasers own Legal Costs, the Purchaser of the Property will also be liable for the Administration Charge (£1,200.00 inc of VAT) which is to be made payable to J. J. Morris upon Completion of the Sale.

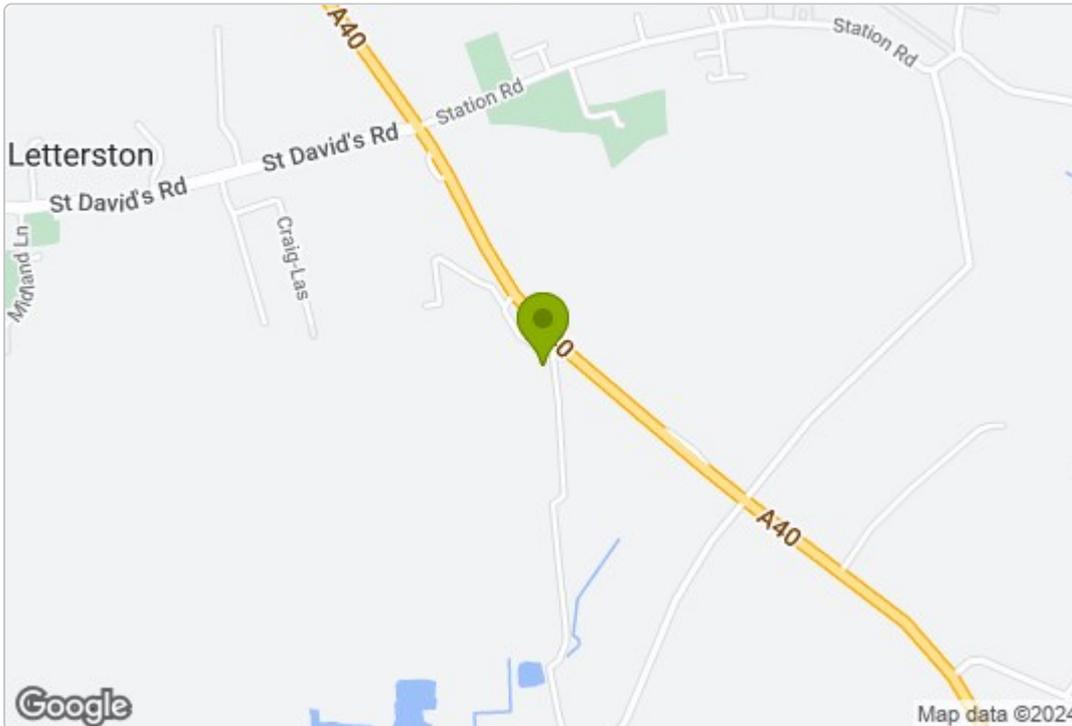
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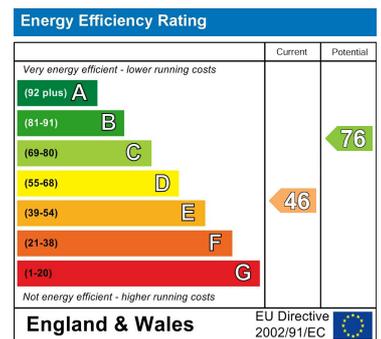
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Council Tax Band - C

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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com