



3 St. Giles Court, Letterston, Haverfordwest, Pembrokeshire, SA62 5TF

**Price Guide £149,950**

An attractive compact Semi Detached 2 storey Dwelling House which stands in a private location in this popular village and having the benefit of accommodation including a Sitting Room, Dining Room, Kitchen, 2 Bedrooms and Bathroom. In addition, it has all Mains Services connected, Economy 7 Electric Heating, Double Glazing and both Cavity Wall and Loft Insulation. It also has easily maintained Front and Rear Lawned Gardens with Flowering Shrubs, a Paved Patio and a Timber Garden Shed 8'0" x 6'0". It is ideally suited for First Time Buyers, a Couple, Investment or for Letting purposes and is offered 'For Sale' with a realistic Price Guide.

Early inspection strongly advised.



## 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 large village which has the benefit of a good range of amenities and facilities including several Shops, a Butcher's Shop/Post Office, Primary School, a Church, Chapel, a Charity Furniture Store, 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 close by 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 within a 10 minute drive 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, a Post Office, Repair Garages, a Further Education College, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at Abercastle is within 5 ½ 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 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.

St Giles Court is a small Residential Cul-de-Sac of 8 properties which stands within 80 yards or so of the St Davids Road and is within 700 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 of the crossroads signposted St Davids and Mathry. Continue on this road for 650 yards or so passing the Church and a short distance further on take the turning on the left into Midland Lane. Proceed on this road for 80 yards or so and turn left into St Giles Court. No 3 St Giles Court is situated in the top right hand side corner. A 'For Sale' board is erected on site.

## Description

3 St Giles Court comprises a Semi Detached 2 storey Dwelling House (built in the late 1990's) of cavity concrete block construction with rendered and coloured elevations under a pitched Cromleigh composition slate roof. Accommodation is as follows:-

### Rain Canopy

With half glazed stained glass door to:-

### Hall



4'3" x 3'10" (1.30m x 1.17m )

With fitted carpet, staircase to First Floor, electricity consumer unit, cove and artex ceiling, ceiling light, mains smoke detector and door to:-

### Sitting Room



11'9" x 10'10" (3.58m x 3.30m )

With fitted carpet, cove and artex ceiling, ceiling light, smoke detector (not tested), TV point, 4 power points, double glazed window, Gobarron storage heater, door to Kitchen and archway to:-

## Dining Room



9'2" x 7'6" (2.79m x 2.29m )

With fitted carpet, cove and artex ceiling, Sunhouse storage heater, ceiling light, 2 power points and a double glazed window overlooking rear garden.

## Landing



6'10" x 4'7" (2.08m x 1.40m )

With fitted carpet, smoke detector (not tested), artex ceiling, ceiling light, double glazed window and access to an Insulated Loft.

## Kitchen



9'2" x 7'9" (2.79m x 2.36m )

With range of floor and wall cupboards, inset single drainer silk quartz sink unit with mixer tap, cooker box, 6 power points, double glazed window with roller blind overlooking rear garden, artex ceiling, strip light, plumbing for automatic washing machine, uPVC double glazed door to exterior, cooker recess, cooker hood (externally vented) and door to Understairs Storage Cupboard.

## Bathroom



6'7" x 5'11" (2.01m x 1.80m )

With white suite of pine panelled Bath, Wash Hand Basin and WC, artex ceiling, half tiled walls, Velux double glazed skylight window, Redring Super 8.5E electric shower over bath, Emma extractor fan and a wall mounted fan heater.

## First Floor



## Bedroom 1



11'10" x 9'10" (3.61m x 3.00m )

With fitted carpet, artex ceiling, double glazed window, wall mounted convector heater, ceiling light, 5 power points and door to:-

### Walk in Airing Cupboard

With shelving and a pre lagged copper hot water cylinder and immersion heater.

## Bedroom 2



10'3" x 8'3" (3.12m x 2.51m )

With fitted carpet, artex ceiling, ceiling light, 3 power points, double glazed window and a wall mounted convector heater.

### Externally

Directly to the fore of the Property is a small Lawned Garden with Flowering Shrubs and beyond is a Tarmacadamed Hardstanding which allows for Off Road Vehicle Parking Space. There is a concrete path surround to the Property and to the rear is a good sized Lawned Garden with a Timber Garden Shed 8' x 6' and a small (narrow) Concrete and Paved Patio.

Outside Electric Light.

The approximate boundaries of the Property/Plot are edged in red on the attached copy of a 1970's Ordnance Survey Plan to the Scale of 1/2500. This Plan does not show the other properties at St Giles Court and is strictly for Identification purposes only.

### Services

Mains Water, Electricity and Drainage are connected. Economy 7 Electric Heating (2 Storage Heaters and 2 Convector Heaters). Softwood Double Glazed Windows and Front Door. uPVC Double Glazed Side Entrance Door. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations.

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

3 St Giles Court is a comfortable, Semi Detached 2 storey Dwelling House which stands in a private location in this popular village and being ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes. It is in good decorative order and has Economy 7 Electric Heating, Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has easily maintained front and rear Lawned Gardens together with a Vehicle Parking Space. It is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised.



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297

HAVERFORDWEST RURAL No 3 ED  
Letterston (Trelert)

SM 9429-9529

295

294

No 15 WARD

293

292

6388  
1.656ha  
4.09

7388  
.453ha  
1.12

8984  
.170ha  
.42

8684  
.681ha  
1.68

9483  
.867ha  
2.14

9079  
.494ha  
1.22

0078  
.495ha  
1.22

8673  
.550ha  
1.36

9473  
.519ha  
1.28

8279  
421ha  
1.04

Rectory

Children's Home

Allotment Gardens

Old Rectory Inn

MINN

WRT

LB

BM 98.79m

Hyfrydle

Issues

7658  
12.151ha  
30.03

Recreation Ground

109.1m

Meml Sinks

St Giles's Church (C in W)

Collects

Transport Depot

B M 111.84m

B 4331

Tank

Football Ground

Letterston Voluntary Controlled School

7139  
1.709ha  
4.22

0044  
.121ha  
.30

8332  
2.341ha  
5.79

0032  
1.321ha  
3.26

**3 St Giles Court,  
Letterston, Haverfordwest, Pembrokeshire**

**Plan Not to Scale.**

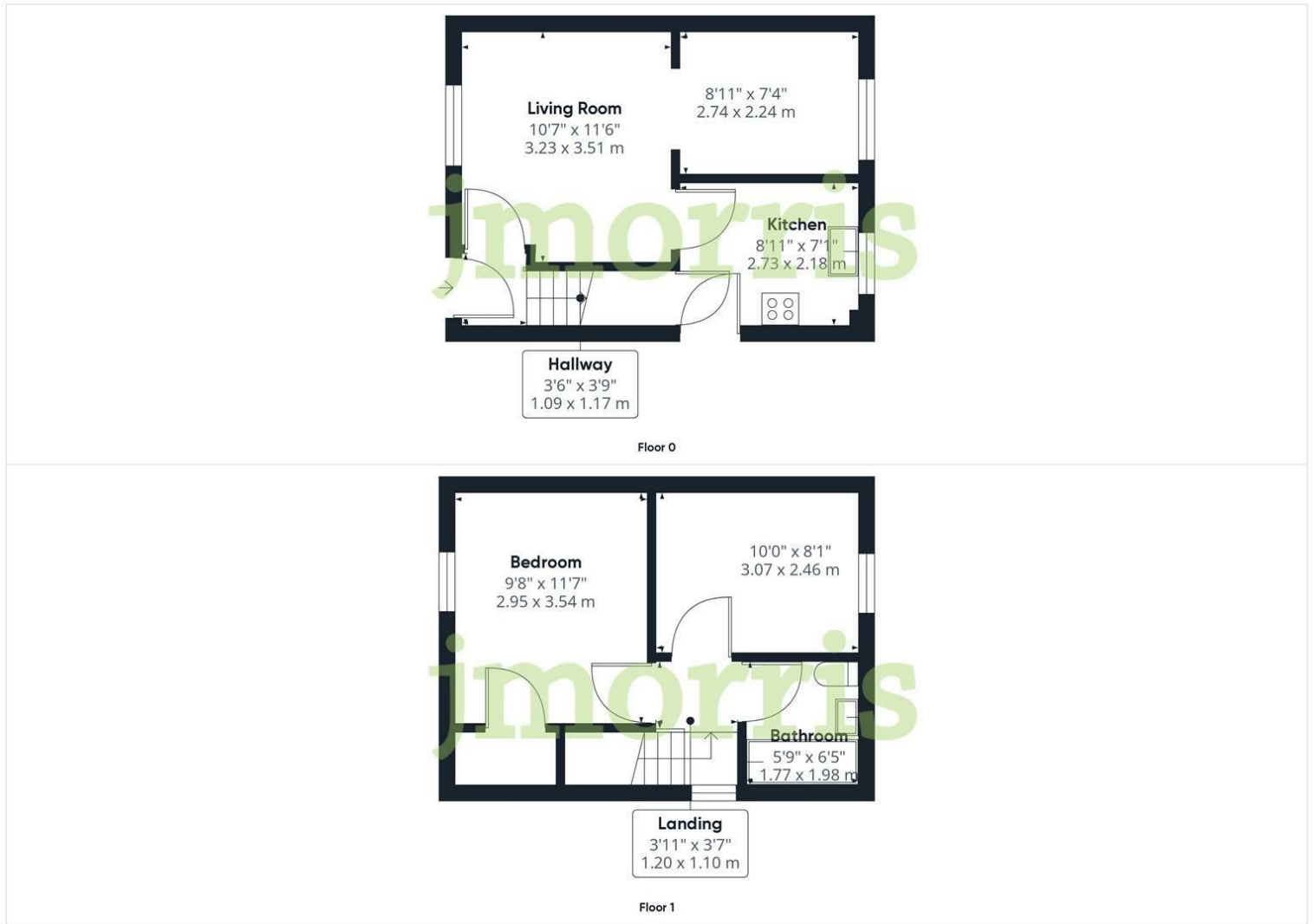
**Plan for Identification Purposes Only**

0020  
352ha  
.87

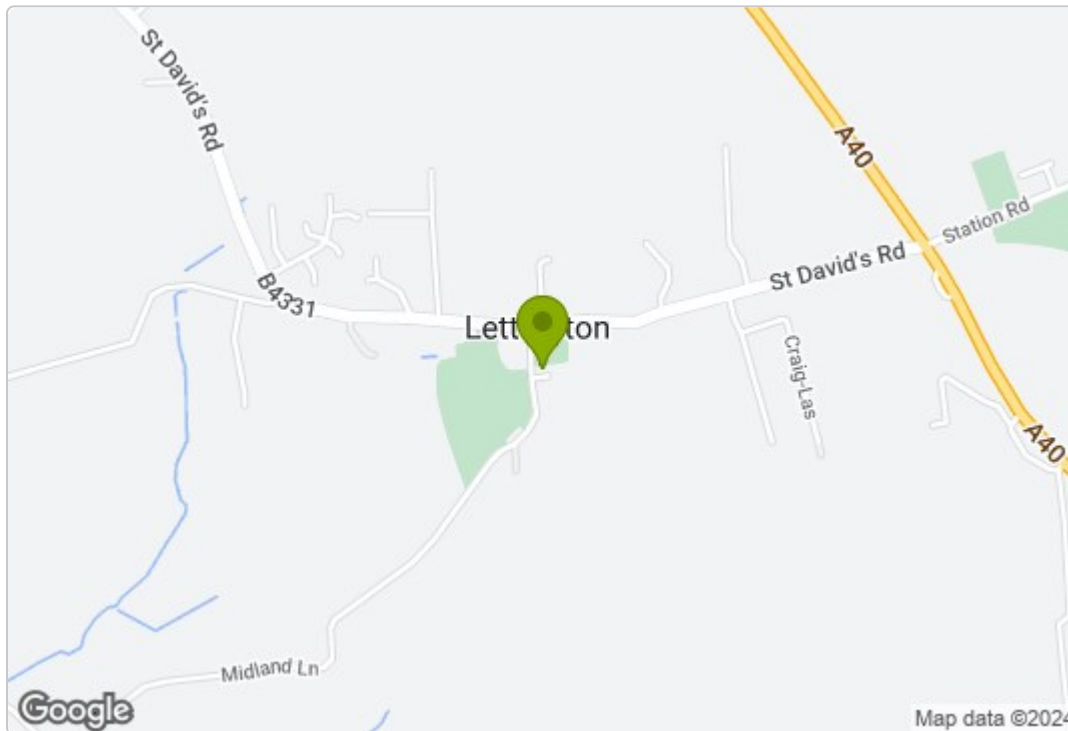
HIGHLAND LANE



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

**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.

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