



Erw Deg, Letterston, Haverfordwest, Pembrokeshire, SA62 5UJ

Price Guide £395,000

*A delightful and conveniently situated 4½ Acre Agricultural Holding.

*An attractive and comfortable Detached single storey Bungalow residence which has a Sitting Room, Conservatory, Kitchen/Diner, Utility, Separate WC, 3 Bedrooms and Bathroom accommodation.

*Garage and Ample Off Road Parking for 3/4 Vehicles.

*Good sized well maintained Lawned Gardens with Flowering Shrubs, Hydrangeas, Rhododendrons, Conifers etc as well as a south facing Paved Patio at the rear..

*Adjoining 4 Acre Pasture enclosure together with Multipurpose Building/Implement Shed 45'0" x 15'0" approx.

*Ideally suited for Family or Retirement purposes. Early inspection strongly advised. Realistic Price Guide.

N.B. This Property carries an Agricultural Planning Occupancy Restriction. EPC Rating E.

Situation

Erw Deg stands adjacent to Mathry Road and is within a mile or so of the popular village of Letterston.

Letterston being close by, has the benefit of a Primary School, Church, Chapel, a Public House/Restaurant, a Fish & Chip Shop Restaurant/Take Away, a Mini Market, Butcher's Shop/Post Office, a Memorial/Community Hall, Repair Garage, a Public House/Restaurant and a Petrol Filling Station/Store.

The well-known Market Town of Fishguard is some 5 miles north 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 some 10 miles south 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, Supermarkets, a Leisure Centre, Petrol Filling Stations, Repair Garages, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at Abercastle is within 5 miles or so and also close by are the other well-known sandy beaches and coves at Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Whitesands Bay, Abermawr, Aberbach, Pwllcrochan, The Parrog, Cwm-yr-Eglwys, Pwllgwaelod 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.

Erw Deg stands within a quarter of a mile or so of the Main A40 Fishguard to Haverfordwest Road at Rhosdenny. (Three quarters of a mile or so north of Letterston).

Directions

From Fishguard, take the Main A40 road south for some 4 miles or so and upon reaching the staggered crossroads at Rhosdenny, turn right signposted to Mathry. Continue on this road for a quarter of a mile or so passing through the crossroads and a few hundred yards or so further on Erw Deg is situated on the left hand side of the road.

Alternatively from Haverfordwest, take the Main A40 road north for some 10 miles passing through the village of Letterston and some three quarters of a mile or so further on, take the second turning on the left at Rhosdenny, signposted to Mathry. Continue on this road for a quarter of a mile or so passing through the crossroads and a few hundred yards or so further on, Erw Deg is situated on the left hand side of the road.

Description

Erw Deg comprises a Detached single storey Bungalow residence of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Hardwood Half Glazed Entrance Door to:-

Hall



16'6" x 9'0" (5.03m x 2.74m)

('L' shaped maximum) With a part mosaic tile floor and part carpeted floor, cove and artex ceiling, 2 ceiling lights, 2 power points, radiator, hardwood double glazed window with vertical blinds, telephone point, ceiling light and door to:-

Sitting Room



21'0" x 12'0" maximum (6.40m x 3.66m maximum)

With fitted carpet, stone open fireplace with a polished slate hearth, 2 double panelled radiators, hardwood double glazed window with vertical blinds, 2 ceiling lights, cove and artex ceiling, 8 power points, 2 TV points, door to Kitchen/Dining Room and a hardwood double glazed patio door to:-

Conservatory



11'9" x 8'9" (3.58m x 2.67m)

Being hardwood double glazed with vertical blinds, ceramic tile floor, 2 wall lights, 2 power points and a hardwood double glazed French door to rear Paved Patio and Garden.

Kitchen/Dining Room



16'6" x 12'0" (5.03m x 3.66m)

With ceramic tile floor, cove and artex ceiling, 2 hardwood double glazed windows with roller blinds, range of Oak fitted floor and wall cupboards, inset single drainer, Silk Quartz sink unit with mixer tap, radiator, cove and artex ceiling, built in Phillips eye level electric Double Oven/Grill, 4 ring Ceramic Hob, Cooker Hood (externally vented), built in Fridge Freezer, telephone point, 2 cooker boxes, 8 power points, 2 TV points, door to Hall and door to:-

Utility Room



7'6" x 6'5" (2.29m x 1.96m)

With ceramic tile floor, stainless steel bowl with hot and cold with tile splashback, hardwood half glazed door to rear Garden, Worcester freestanding Oil Boiler (heating domestic hot water and firing central heating), plumbing for washing machine, Honeywell central heating timeswitch, ceiling light, 2 power points, coat hooks and door to:-

Separate WC

4'10" x 4'0" (1.47m x 1.22m)

With ceramic tile floor, toilet roll holder, ceiling light, cove and artex ceiling, coat hooks and extractor fan.

Inner Hall

14'3" x 6'0" (4.34m x 1.83m)

('L' shaped maximum) With fitted carpet, built in Airing Cupboard with shelves and a prelagged copper hot water cylinder and immersion heater, radiator, ceiling light, 2 power points, smoke detector (not tested) and access to an Insulated Loft.

Bathroom



With ceramic tile floor, half tiled walls with a pine dado rail, hardwood double glazed window with roller blinds,

radiator, suite of pine panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira Jump electric shower, cove and artex ceiling, ceiling light, radiator, pine fitments, wall mirror and a shaver light/point.

Bedroom 1



12'7" x 10'5" (3.84m x 3.18m)

With fitted carpet, radiator, cove and artex ceiling, 2 hardwood double glazed windows with vertical blinds, TV point, telephone point, ceiling light and 4 power points.

Bedroom 2



13'0" x 9'11" (3.96m x 3.02m)

With fitted carpet, hardwood double glazed window with vertical blinds, cove and artex ceiling, radiator, ceiling light and 4 power points.

Bedroom 3



12'8" x 10'2" (3.86m x 3.10m)

With fitted carpet, cove and artex ceiling, radiator, hardwood double glazed window with vertical blinds, ceiling light and 4 power points.

Externally

A gated access off Mathry Road leads into a tarmacadamed drive and hardstanding which allows for Ample Vehicle Parking and Turning Space. It also gives access to a:-

Garage



With a metal up and over door, electric light, window, power points and a pedestrian door to rear garden.

Directly to the fore of the Property is a sizeable Lawned Garden with Flowering Shrubs, Rhododendrons, Hydrangeas, Magnolias and Conifers. There is a concrete path surround to the Property and to the rear is a south facing Paved Patio together with a good sized Lawned Garden with Flowering Shrubs and Privet Bushes. Within the Garden is a Timber Garden Shed 8'0" x 6'0" and a Carberry 1350 Litre Bunded Oil Tank.

5 Outside Electric Lights and an Outside Water Tap.

A pedestrian gate from the rear Garden leads to an adjoining 4 Acre Pasture Enclosure which is gently sloping with a southerly aspect. Within the 4 Acre enclosure is a:-

Multipurpose Building/Implement Shed



45'0" x 15'0" (13.72m x 4.57m)

Of steel stanchion, concrete block and timber construction with box profile cladding under a box profile roof. It has double doors at one end and a concreted floor.

There is a field gate access to the Land off Mathry Road at or around point 'A' on the Plan.

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

N.B. The Plan attached showing the boundaries of the Property is from an Extract of an 1972 Ordnance Survey Plan which does not show the position of the Bungalow nor the Multipurpose Shed on it.

Services

Mains Water (metered supply) and Electricity are connected. Septic Tank Drainage. Oil Central Heating. Hardwood Double Glazed Windows and Doors. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

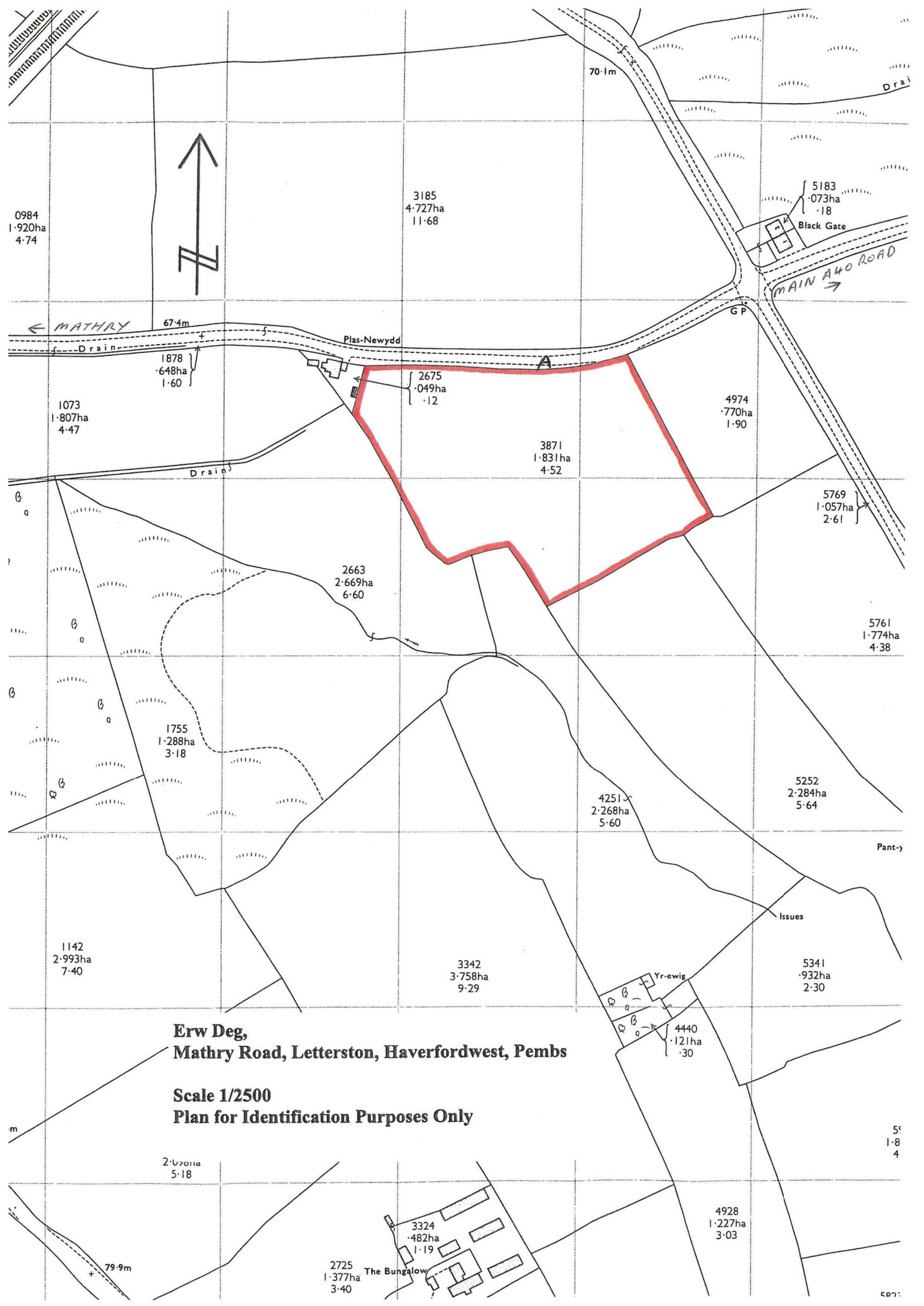
Planning Consent

The Planning Consent for Erw Deg was granted as an Agricultural Bungalow which limits the Sale of the Property to parties who can comply with the following:-

The occupation of the dwelling shall be limited to a person wholly or mainly employed or last employed prior to the retirement, in agriculture (as defined in Section 290 (1) of the Town and Country Planning Act 1971 in the locality and the dependants of such a person residing with him/her (but including a widow or widower of such a person).

Remarks

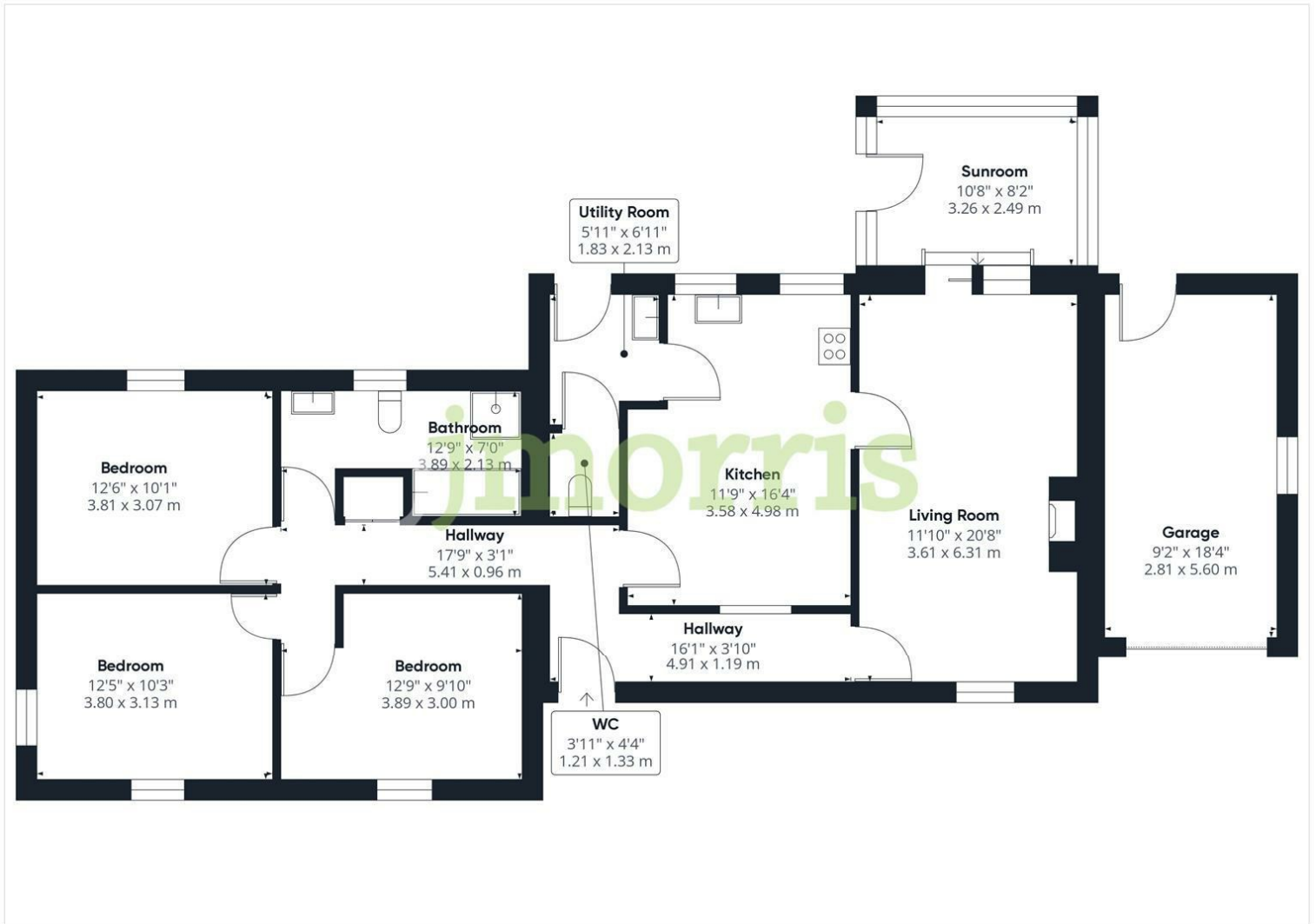
Erw Deg is a delightfully situated 4½ Agricultural Holding which fronts onto Mathry Road and stands within a Third of a Mile or so of the Main A40 Fishguard to Haverfordwest Road at Rhosdenny. The Property benefits a spacious Detached 2 Reception/3 Bedroom Bungalow residence which benefits from Oil fired Central Heating, Hardwood Double Glazed Windows and Doors and Loft Insulation. In addition, it has a Garage as well as ample Off Road Vehicle Parking together with good sized well maintained front and rear gardens as well as an adjoining 4½ Acre Pasture Enclosure together with an Agricultural Building 45'0" x 15'0". Rarely do Agricultural Holdings of this nature appear on the Open Market and the opportunity to purchase should not be missed. Early inspection strongly advised.



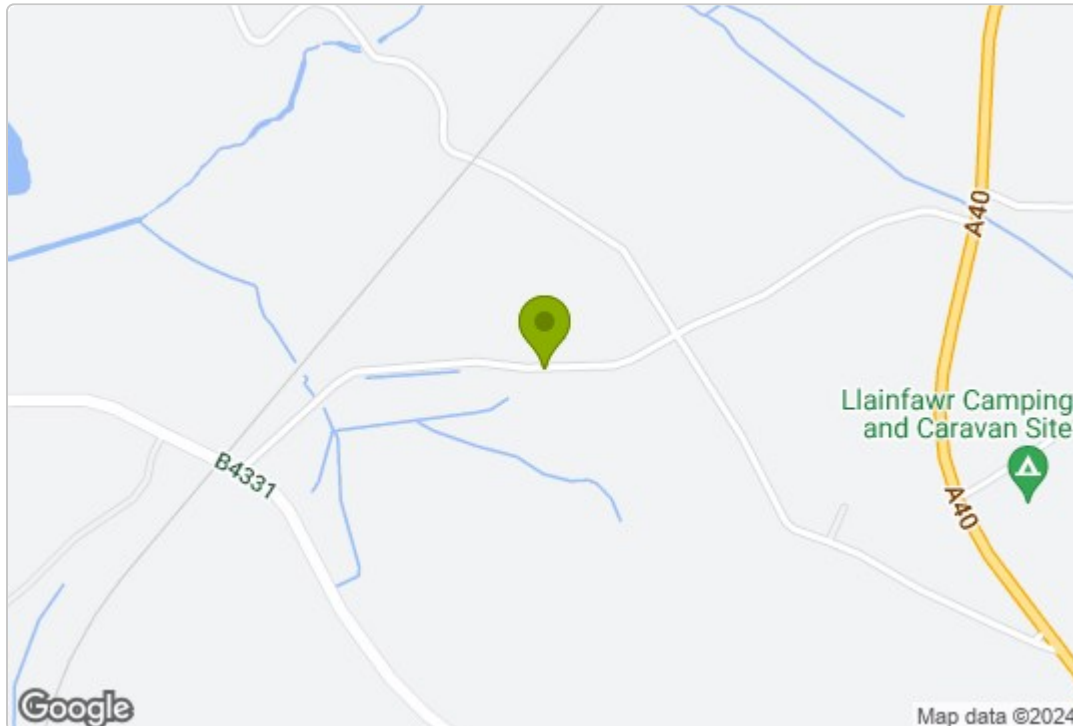
**Erw Deg,
Mathry Road, Letterston, Haverfordwest, Pems**

**Scale 1/2500
Plan for Identification Purposes Only**

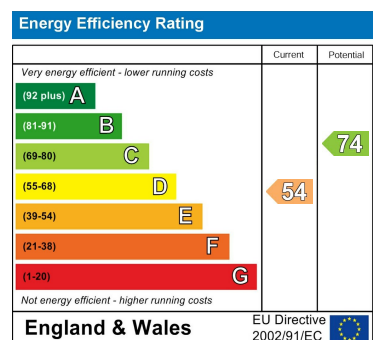
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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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