



7 Hyfrydle, Letterston, Haverfordwest, Pembrokeshire, SA62 5SN

Price Guide £139,950

- * An attractive Semi Detached single storey Bungalow Residence.
- * Comfortable 1 Reception, Kitchen/Breakfast, 2 Bedrooms, Bathroom and Sep WC accommodation.
 - * Oil fired Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation.
- * Sizeable, easily maintained front, side and rear Lawned Gardens with Flowering Shrubs and Young Trees.
 - * Ideally suited for First Time Buyers, a Couple, Retirement or for Investment purposes.
- * The Property carries an Occupancy Restriction which limits the sale of the Property to parties who have resided in the old County of Dyfed i.e. Pembrokeshire, Cardiganshire and Carmarthenshire for at least 3 or more years.
 - * Early inspection strongly advised. Realistic Price Guide. EPC Rating E

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 including a few Shops, Butcher's Shop/Post Office, a Primary School, 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 short 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 5.5 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.

7 Hyfrydle is situated within 500 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 Mathry and St Davids. Continue on this road for 550 yards or so passing Mathias Electrical Shop on the right and a 150 yards or so further on, 7 Hyfrydle is situated on the left hand side of the road (just prior to the turning on the right into Min-y-Llan). 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 at the crossroads, signposted to Mathry and St Davids. Follow directions as above.

DESCRIPTION

7 Hyfrydle comprises a Semi Detached single storey Bungalow Residence of cavity brick construction with rendered and coloured elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

Portico/Canopy

With a uPVC double glazed door to:-

Hall



With a laminate wood floor, coved ceiling, ceiling light, Mains Smoke Detector, built in cupboard with shelves, access to an Insulated Loft and doors to Bedrooms Shower Room, Separate WC and:-

Sitting/Dining Room



16'3" x 11'5" (4.95m x 3.48m)

With a laminate wood floor, double panelled radiator, uPVC double glazed window overlooking rear Garden, coved ceiling, ceiling light, telephone point, 2 built in cupboards and display shelves, Clearview Multifuel Stove on a Slate hearth, ceiling light, 6 power points and door opening to:-

Kitchen/Breakfast Room



10'7" x 8'8" (3.23m x 2.64m)

With ceramic tile floor, range of Oak floor and wall cupboards, inset single drainer one and a half bowl Porcelain sink unit with mixer tap, uPVC double glazed window, cooker box, 7 power points, part tile surround, cooker recess, ceiling light, 2 downlighters, double panelled radiator, wall shelf and a uPVC double glazed door to:-

Side/Rear Entrance Porch



9'6" x 6'6" (2.90m x 1.98m)

("L" shaped maximum). With coat hooks, strip light, doors to side Garden, rear Garden and:-

Utility/Boiler Shed

5'6" x 3'6" (1.68m x 1.07m)

Of brick construction with a box profile roof. It has a Worcester Heatslave 12/14 freestanding Oil Boiler (heating domestic hot water and firing central heating), plumbing for automatic washing machine and 3 power points.

Bedroom 1



11'6" x 10'5" (3.51m x 3.18m)

With a laminate wood floor, coved ceiling, ceiling light, radiator, uPVC double glazed window, 6 power points and a built in wardrobe with cupboard above.

Bedroom 2



9'6" x 7'4" (2.90m x 2.24m)

With a laminate wood floor, uPVC double glazed window, coved ceiling, ceiling light, radiator and 2 power points.

Separate WC

5'5" x 2'7" (1.65m x 0.79m)

With a laminate wood floor, uPVC double glazed window, coved ceiling and ceiling light.

Shower Room



5'9" x 5'8" (1.75m x 1.73m)

With a laminate wood floor, uPVC double glazed window with roller blind, ceiling light, suite of Wash Hand Basin in a vanity surround and a Glazed and Aquaboard Shower Cubicle with a Triton T80Z Electric Shower, wall mirror, ceiling light, wall shelf and a Chrome heated towel rail/radiator.

Externally



There is a reasonable sized Garden to the fore with a Lawned area and Flowering Shrubs together with raised Vegetable Beds. To the side of the Property is a Lawned Garden with Flowering Shrubs and an Apple Tree. There is a concrete path surround which leads from the front to the side Entrance Porch. To the rear of the Property is a sizeable enclosed Lawned Garden with a raised Flower/Shrub Border, a Paved Patio and an Oil Tank. There is also a:-

Garden Shed

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

Outside Sensor Light and an Outside Water Tap.

N.B. The rear Garden abuts onto the Village Playing Field where there is an additional Vehicle Parking available.



SERVICES

Mains Water, Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazing. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

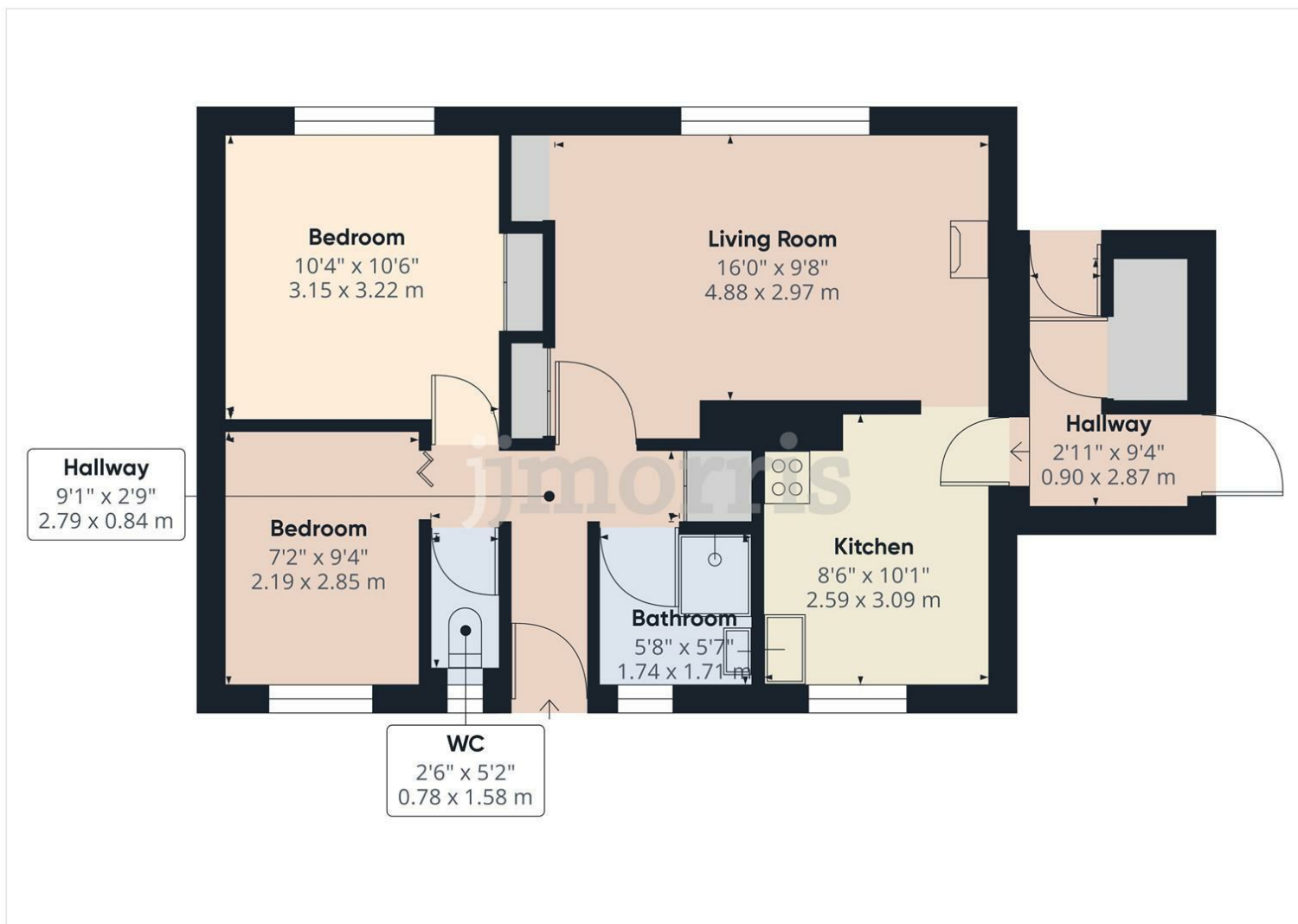
OCCUPANCY RESTRICTION

The Property carries an Occupancy Restriction which limits the sale of the Property to parties who have resided in the old County of Dyfed i.e. Pembrokeshire, Cardiganshire and Carmarthenshire for at least 3 or more years.

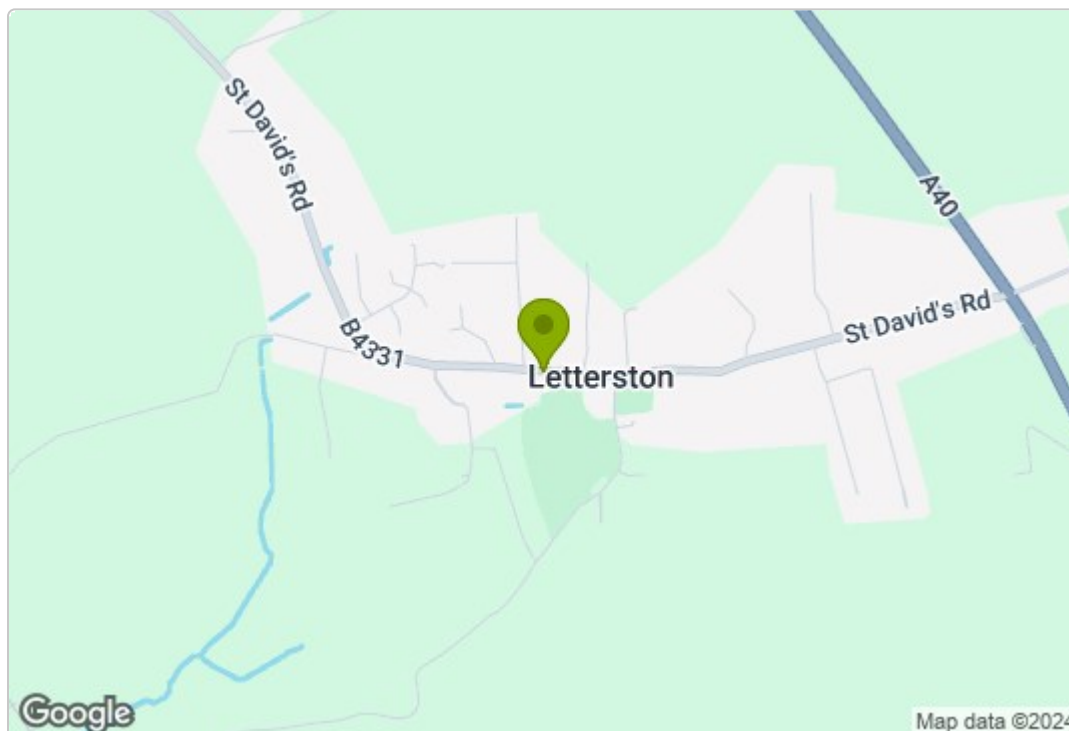
REMARKS

7 Hyfrydle is a comfortable Semi Detached single storey Bungalow Residence which stands in a convenient location in this popular village and being ideally suited for First Time Buyers, a small Family, a Couple, Retirement or for Investment purposes. The Property has the benefit of Oil fired Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation (vendors solicitors to verify). In addition, it has reasonable sized, easily managed front, side and rear Lawned Gardens together with Flowering Shrubs, Young Trees and raised Vegetable Beds. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

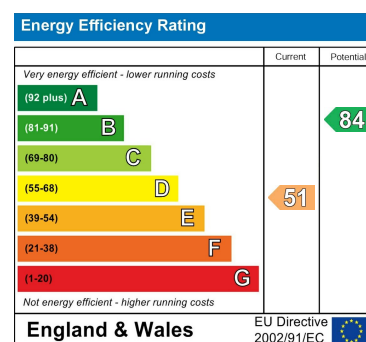
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - B

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