



Beechways, Craig Las, Letterston, Haverfordwest, Pembrokeshire, SA62 5SQ

Offers In Excess Of £595,000

This large detached four bedroom property is nestled in the picturesque rural village of Letterston, Pembrokeshire, offering a perfect blend of countryside living and modern comfort. The spacious home boasts 4 generously sized bedrooms, 3 bathrooms and 4 receptions rooms, making it ideal for a family seeking room to grow. The property comes with a private 3 bay garage and ample off-road parking, providing convenience for multiple vehicles.

Located in a tranquil, scenic village, the house offers peaceful surroundings with easy access to local amenities and the beautiful Pembrokeshire countryside. The property also benefits from a large garden is perfect for enjoying the outdoors with the benefit of views overlooking rural Pembrokeshire.

Situation

Letterston is a popular village which is situated 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 good range of Shops, a Butcher's Shop/Post Office, Primary School, Church, Chapel, a Repair Garage, Fish & Chip Shop Restaurant/Take-Away, a Charity Furniture Store, Petrol Filling Station/Store, an Agricultural 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 close by 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, 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 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.

Craig Las is a medium sized residential estate which is situated within 300 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 300 yards or so and take the first turning on the left into Craig Las. Proceed on this road for 50 yards or so to the left and 50 yards or so further on follow the road to the right and proceed to the end of the Cul de Sac and the driveway leading to Beechways is directly facing and on your left. A 'For Sale' board is erected on site.

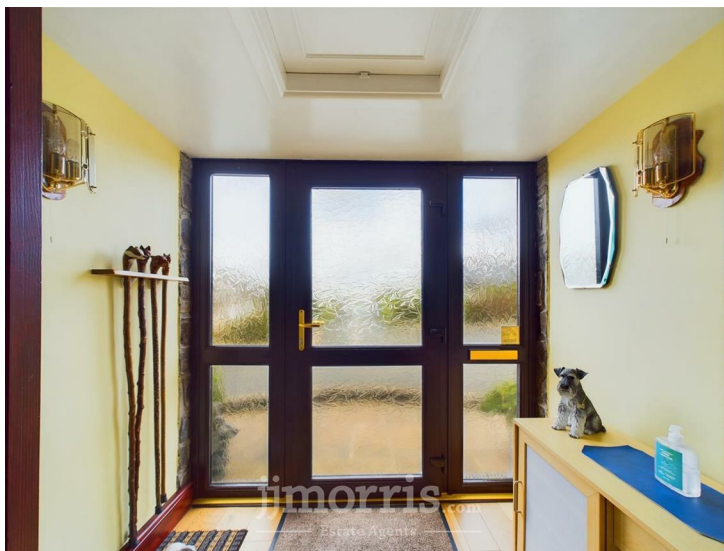
Alternatively from Haverfordwest take the Main A40 road north for some 10 miles and in the village of Letterston take the turning on the left of the crossroads signposted to Mathry and St Davids. Follow directions as above.

Description

Beechways comprises a substantial Detached two storey Modern Private Residence of cavity concrete block construction with part stone faced and mainly rendered and coloured elevations under a pitched concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch



With Oak floorboards, 2 wall lights, access to Loft and glazed door to:-

Reception Hall



14'10" x 12'0" (4.52m x 3.66m)

With Oak floorboards, telephone point, central heating thermostat control, 2 downlighters, coved ceiling, double panelled radiator, Mahogany staircase to First Floor, 2 power points and door to:-

Shower Room

With suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira 723 Thermostatic Shower, illuminated wall mirror, radiator, Dimplex wall mounted fan heater, ceiling light and a uPVC double glazed window with roller blind.

Hardwood Double Doors from the Hall give access to the:-

Lounge



23'5" x 17'10" (7.14m x 5.44m)

With fitted carpet, 2 uPVC double glazed windows, uPVC double glazed Patio door to a split level Paved Patio (affording south facing views to Treffgarne Rocks and beyond), 2 ceiling lights, Stone fireplace with a Slate Hearth housing an Arrow inset Multifuel Stove, 3 double panelled radiators, cove ceiling, 6 downlighters, VHF Radio Point and 8 power points.

Study



11'9" x 11'3" (3.58m x 3.43m)

With fitted carpet, cove ceiling, ceiling light, uPVC double glazed window with vertical blinds, double panelled radiator, power points and door to:-

Games Room



15'7" x 11'11" (4.75m x 3.63m)

With a laminate Oak floor, 2 No. 4 ceiling spotlights, cove ceiling, double panelled radiator, dado rail, uPVC double glazed bow window with vertical blinds, electricity fuse box and consumer unit cupboard, telephone point, 7 power points and door to:-

Inner Hall



13'0" x 4'3" (3.96m x 1.30m)

With double panelled radiator, 2 power points, cove ceiling, 4 ceiling spotlight, built in cloaks cupboard and half glazed doors to Utility Room:-

Dining Room



23'0" x 11'0" (7.01m x 3.35m)

With 2 uPVC double glazed windows with vertical blinds, uPVC double glazed French doors to rear south facing Paved Patio, double and single panelled radiators, 2 ceiling lights, 4 downlighters/spotlights, 2 telephone points and 8 power points.

A hardwood door from the Reception Hall gives access to the:-

Kitchen



26'0" x 11'6" (7.92m x 3.51m)

With a Porcelain tile floor, range of fully fitted floor and wall cupboards, inset single drainer Porcelain sink unit with mixer tap, uPVC double glazed window, built in Bosch dishwasher, built in fridge freezer, fitted corner Larder Cupboard, concealed worktop lighting and built in eye level AEG double Oven/Grill, Belling freestanding Electric Cooker Range with a 5 ring Induction Hob, glass splashback, cooker hood (externally vented), cooker box, ample power points, Aquaboard splashbacks, coved ceiling, 12 downlighters, half glazed hardwood Stable Door to Utility Room and opening to:-

Breakfast Room/Garden Room



With double panelled radiator, Porcelain tile floor, uPVC double glazed windows, uPVC double glazed patio door to a rear split level south facing Paved Patio, exposed beams, ceiling light, 2 No. 4 wall spotlights, TV point, 5 power points and exposed beams.

N.B. All the windows in the Breakfast Room have got vertical blinds as well as the Patio Door.

Utility Room



1'4" x 7'5" (0.41m x 2.26m)

With a Porcelain tile floor, single glazed window to Rear Porch, fitted floor and wall cupboards, plumbing for automatic washing machine, inset Silk Quartz single drainer sink unit with mixer tap, ceiling light, Mains Smoke Detector, coat hooks, double panelled radiator, mainly half tiled walls, half glazed Stable Door to rear Porch, 3 power points and door to:-

Separate WC

6'6" x 3'3" (1.98m x 0.99m)

With half Aquaboard clad walls, WC, uPVC double glazed window, roller blind and a ceiling light.

Rear Porch



11'5" x 4'8" (3.48m x 1.42m)

With a Porcelain tile floor, wall shelf, ceiling light, access to Loft, wall cupboards, 1 power point, uPVC double glazed door to rear Garden and a Worcester Greenstar 25/32 Oil Boiler (heating domestic hot water and firing central heating).

First Floor

Landing



With fitted carpet, radiator, 2 ceiling lights, access to an insulated Loft, coved ceiling, 2 power points and door to:-

Bedroom 3



14'0" x 7'10" (4.27m x 2.39m)

With fitted carpet, coved ceiling, ceiling light, uPVC double glazed window, double panelled radiator, pullswitch, 3 power points, telephone point, TV point, 4 power points and a low level door to a:-

Boarded Loft Area

With carpeting, shelves and a ceiling light.

Bedroom 2



13'11" x 11'7" (4.24m x 3.53m)

With fitted carpet, coved ceiling, ceiling light, pullswitch, double panelled radiator, uPVC double glazed window (affording delightful Rural views), fitted mirror fronted wardrobes and 5 power points.

Bedroom 4/Study



11'10" x 7'5" (3.61m x 2.26m)

With fitted carpet, coved ceiling, ceiling light, pullswitch, double panelled radiator, uPVC double glazed window, telephone point and 3 power points.

Master Bedroom



21'6" x 15'1" (6.55m x 4.60m)

With fitted carpet, coved ceiling, 3 ceiling lights, 2 pullswitches, fitted range of Sharps wardrobes with dressing tables and bedside chest of drawers, 2 double panelled radiators, built in mirror fronted wardrobe, ample power points and door opening to Dressing Room and door to:-

En Suite Wet Room



9'0" x 6'6" (2.74m x 1.98m)

With non-slip vinyl floor covering, fully tiled walls, white suite of WC, Wash Hand Basin in a vanity surround and a Mira Advance Electric Shower, radiator, wall mirror, shaver light point, 4 downlighters, uPVC double glazed window with roller blind, toilet roll holder, towel rail, toothbrush holder, towel shelves, soap dispenser and a Chrome heated towel rail/radiator.

Dressing Room



11'3" x 11'8" (3.43m x 3.56m)

With fitted wardrobes, central dressing table and fitted chest of drawers along one wall, radiator, Velux window, ceiling light, 2 power points and a radiator.

Bathroom



11'9" x 8'2" (3.58m x 2.49m)

With non-slip vinyl floor covering, fully tiled walls, white suite of Panelled Bath, Wash Hand Basin and WC, Wet Room area with a Shower Seat and a Mira Advance Electric Shower, radiator, Chrome dual-fuel heated towel rail/radiator, uPVC double glazed window with roller blind, towel rail, illuminated wall mirror, 4 downlighters and an extractor fan.

Externally

There is large tarmacadamed hardstanding to the fore together with raised shrub borders. There is a concrete and Paved Path surround to the Property. The tarmac drive gives access to a:-

3 Car Garage



Of cavity concrete block construction with rendered and coloured elevations under a pitched concrete tile roof.

Garage 1

20'0" x 13'8" (6.10m x 4.17m)

With a uPVC double glazed door, 3 ceiling striplights, remote control roller door, ample power points, door to Double Garage and an hardwood double glazed Patio door to:-

Lean-to Greenhouse

10'0" x 8'0" (3.05m x 2.44m)

Of aluminium construction with a wall LED light.

Double Garage

25'6" x 20'0" (7.77m x 6.10m)

With remote control roller doors, 3 uPVC double glazed windows, double wooden doors to rear Garden, 4 striplights, wall shelves and cupboard and ample power points.

Adjoining the Garage is a:-

Lean-to Machinery/Implement Port

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

With a Paved area and Ornamental Stone area.

Directly to the rear of the Garage is an Orchard area with Apple Trees and Soft Fruits.

Directly to the rear of the Property is a large Paved Patio area together with Slate Chip areas, Flowering Shrubs and a large Lawned Garden. Oil Tank. Outside Electric Lights, Sensor Lights and Outside Water Taps.

There is also a

5 Person Hot Tub

On the south facing Patio.

Garden Tool Shed.

Lean-to Store Shed and a:-

Plastic Store

4'0" x 2'6" (1.22m x 0.76m)

approx.

Services

Mains Water (metered supply) , Electricity and Drainage are connected. Oil fired Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Way

The adjoining property has a Vehicular and Pedestrian Access Right of Way over the tarmacadamed drive and part of the hardstanding area.

Remarks

Beechways is an attractive detached property benefitting from spacious accommodation which includes 4 Reception Rooms, 3 Bedrooms as well as a Master Bedroom with an En Suite Wet Room and a Dressing Room. The property is in good decorative order throughout and benefits from Oil fired Central Heating, uPVC Double Glazing and Loft Insulation. There is a large tarmacadamed hardstanding to

the fore of the property which offers ample space for turning and parking as well as a spacious 3 Car Garage, Lean to Machinery/Implement Port, Garden Tool Shed, Lean to Store Shed and a Plastic Store. There is a large Lawned Garden to the rear of the property as well as a south facing patio which has a 5 Person Hot Tub. The Property offers generous accommodation and viewing is highly recommended to appreciate the qualities of the property.



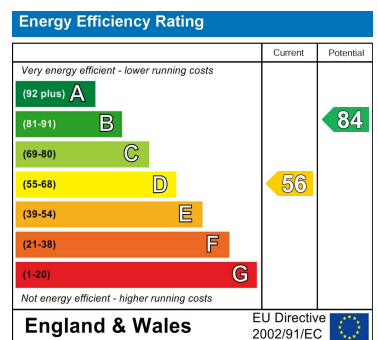
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - G

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