



Man Dymunol, 169 St. Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SS

Price Guide £445,000

*A deceptively spacious Detached 2 storey Dormer/Chalet Bungalow residence.

*Comfortable well appointed 3/4 Reception, 3/4 Bedroom and 2 Bath/Shower Room accommodation.

*Oil fired Central Heating, uPVC Double Glazing and Loft/Roof Insulation.

*Spacious Detached Garage 35'0" x 10'3" apx with conversion potential (STP), a Workshop with Storage area and a Store Shed.

*Ample Off Road Vehicle Parking and Turning Space.

*Large Gardens and Grounds which extend to Six Tenths of an Acre on which there is Residential Development Potential (Subject to Planning) on the Land adjacent to and including the Detached Garage.

*Ideally suited for Family, Early Retirement, Investment or Letting purposes.

*Early Inspection Strongly Advised. EPC Rating D

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 which briefly include several Shops, a Butcher's Shop/Post Office, Primary School, Church, Chapel, a Public House, 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 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 closeby 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, 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, Abereddy, Abermawr, Aberbach, Pwllcrochan, The Parrog, Pwllgwaelod, Cwm-yr-Eglwys, and Newport Sands.

There are good road links 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.

Man Dymunol is situated within a half a mile or so of the centre of the village and the Main A40 Fishguard to Haverfordwest Road.

Description

Man Dymunol comprises a Detached 2 storey Dormer/Chalet Bungalow residence of cavity brick and concrete block construction with part coloured brick faced elevations and mainly rendered and coloured roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

Open Porch/Sitting Area

16'8" x 5'9" (5.08m x 1.75m)

With ceramic tile floor, ceiling light, painted pine tongue and groove clad ceiling and a double glazed composite door to:-

Hall ('L' shaped)



9'8" x 5'4" plus 15'2" x 3'0" (2.95m x 1.63m plus 4.62m x 0.91m)

With oak wood block floor, concealed double panelled radiator, alcove with shelves with an electricity consumer unit cupboard above, 2 power points, coved ceiling, dado rail, 2 ceiling lights, archway to Inner Hall and a half glazed Oak door to:-

Dining Room



18'3" x 10'8" (5.56m x 3.25m)

With an oak wood block floor, double panelled radiator, 2 uPVC double glazed windows, 2 ceiling lights, coved ceiling, 8 power points and 3 lamp points.

Inner Hall



8'10" x 6'9" (2.69m x 2.06m)
(to include stairwell) With coved ceiling, tiled floor, understairs cupboard, staircase to First Floor, coat hooks and archway to:-

Rear Hall

12'4" x 4'10" maximum (3.76m x 1.47m maximum)
With tiled floor, radiator, door to exterior, 1 power point, Airing Cupboard with radiator and shelves and Oak doors to Utility Room, Cloakroom and:-

Kitchen/Breakfast Room



18'10" x 10'11" maximum (5.74m x 3.33m maximum)
With a limestone tiled floor, range of fitted Rot Punk (German) fitted floor and wall cupboards with a granite worktop, Franke (by Villeroy and Bosch) porcelain sink with mixer tap, 2 built in eye level Neff Single Ovens with Grills (one conventional oven and one with a steam oven), Neff Induction Hob, Neff Cooker Hood, built in Neff dishwasher, TV point, appliance points, ample power points, 13 downlighters, 2 uPVC double glazed windows with roller blinds, coved ceiling, radiator and an Oak door to:-

Lounge



19'0" x 12'0" approx (5.79m x 3.66m approx)
With an LP Gas hole in the wall coal effect fire (not connected), double panelled radiator, uPVC double glazed patio door to rear timber decked patio and garden, uPVC double glazed window, 2 ceiling lights, cove and artex ceiling, TV point and 8 power points.

Utility Room



8'8" x 5'11" (2.64m x 1.80m)
With inset single drainer stainless steel sink unit, range of floor and wall cupboards, tiled floor, coat hooks, plumbing for automatic washing machine, part tile surround, tumble dryer vent, coat hooks, 3 ceiling spotlight, colourwash tongue and groove clad ceiling and 6 power points.

Cloakroom



6'6" x 3'2" (1.98m x 0.97m)

With tiled floor, suite of Wash Hand Basin and WC, circular Porthole window, cove and artex ceiling, towel ring, soap dish, toilet roll holder, ceiling light, Emma extractor fan and painted tongue and groove clad walls (lower half).

Bedroom 1



12'1" x 12'0" (3.68m x 3.66m)

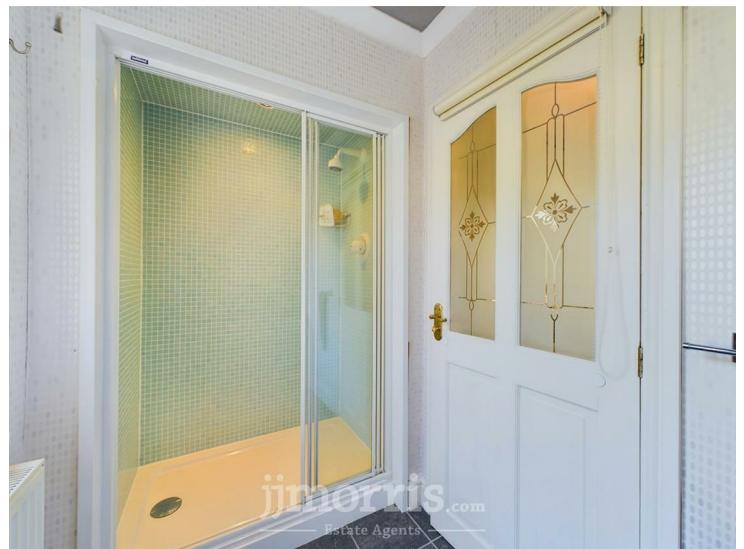
With laminate oak floor, uPVC double glazed window with roller blind, coved ceiling, 3 ceiling light, 8 power points and archway to:-

Dressing Area



With 2 ceiling lights, laminate oak floor, built in mirror fronted wardrobe with shelves, coved ceiling, wardrobe recess with a triple pine wardrobe and a half glazed door with roller blind to:-

Shower Room



8'3" x 5'0" maximum (2.51m x 1.52m maximum)

With suite of glazed and tiled Shower Cubicle with an Aqualasia thermostatic shower, Wash Hand Basin and a WC, downlighter/extractor fan over shower, double panelled radiator, ceramic tiled floor, towel rail, tiled shelf, wall mirror, 2 downlighters, toothbrush holder and a uPVC double glazed window with venetian blinds.

Bedroom 2



12'2" x 12'0" (3.71m x 3.66m)

With fitted carpet, radiator, uPVC double glazed window with venetian blinds, ceiling light, picture rail, telephone point and 8 power points.

Bathroom



With ceramic tile floor, suite of WC, 2 Wash Hand Basins, Bath with shower attachment and a tiled Shower Cubicle with a Mira Excel thermostatic shower and glazed shower door, half tiled walls, cove and artex ceiling, towel rail, 2 soap dishes, 2 wall mirrors, uPVC double glazed window, heated towel rail/radiator, toilet roll holder, double panelled radiator, 7 downlighters, toilet roll holder and a built in Storage Cupboard with louvre doors.

First Floor

Landing/Computer Area



With fitted carpet, Velux window with blind, coat hooks, smoke detector (not tested), sloping ceiling, double panelled radiator and 1 power point.

Bedroom 3



11'6" x 10'3" (3.51m x 3.12m)

With fitted carpet, sloping ceiling, Velux window with blind, exposed beams, 4 power points, 2 ceiling spotlights and access to undereaves storage space.

Bedroom 4/Office



14'3" x 11'0" (4.34m x 3.35m)

('L' shaped maximum) With fitted carpet, sloping ceiling, 2 ceiling spotlights, exposed beams, 6 power points, access to undereaves storage space and a Velux window with blind.

Externally

Directly to the fore of the Property is a sizeable Lawned Garden with Flowering Shrubs, Hydrangeas etc together with a concreted and tarmacadamed drive which gives access to the Garage and allows for Ample Vehicle Parking and Turning Space. A pillared entrance leads off St Davids Road with attractive wrought iron (electrically operated) double gates leading into the Property and the car parking area as well as a secondary gated entrance with stone wall surround which leads to a potential Building Plot (subject to any necessary Planning Consents).

There is a concrete path surround to the Property and to the rear is an enclosed Garden Area with a raised Timber Decked Patio as well as a Block Pavior and Concreted Patio areas. In addition, there are large Lawned Gardens to the rear together with Mature Trees, Hydrangeas, Pampas Grasses etc etc. In all the Property stands in Six Tenths of an Acre of Gardens and Grounds.

The boundaries of the entire Property are coloured red on the attached Plan.

There is also a:-

Detached Garage



35'0" x 10'3" (10.67m x 3.12m)

Of cavity concrete block and brick construction with brick faced elevations under a pitched composition slate roof. It has 3 hardwood windows, a pedestrian access door, 2 strip lights, 2 power points and a Hormann (remote control operated) electric roller door.

Adjacent to the Garage is a:-

Workshop



15'8" x 11'8" approx (4.78m x 3.56m approx)

With 2 strip lights, 2 power points and opening to a:-

Log Storage Area

11'8" x 3'2" (3.56m x 0.97m)

With electric light.

There is also a:-

Store/Freezer Shed

11'8" x 9'5" (3.56m x 2.87m)

With uPVC double glazed door, strip light, 2 power points and a uPVC double glazed window.

Outside Water Tap and Outside Electric Lights. Worcester

external Oil Boiler (heating domestic hot water and firing central heating) and a 1100 Litre Bunded Oil Tank. 4 Outside Power Points.

Services

Mains Water, Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Man Dymunol is a deceptively spacious Detached Dormer/Chalet Bungalow residence which stands in large Gardens and Grounds which extend to Six Tenths of an Acre or thereabouts. The Property is in excellent decorative order benefitting from Oil Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a large Garage with conversion potential (Subject to Planning) as well as useful outbuildings and a Plot of Land fronting onto St Davids Road with Residential Development potential (Subject to any necessary Planning Consents). In order to appreciate the qualities of the Property and indeed the full extent of accommodation and indeed its location, early inspection is strongly advised. Realistic Price Guide.

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 700 yards or so and follow the road 90 degrees to the right. Proceed on this road for a further 200 yards or so and Man Dymunol, 169 St Davids Road is situated on the left hand side of the road. 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 St David and Mathry. Follow directions as above.



HEIGHTS IN METRES

PRESELI DISTRICT

932

933

934

935

936

2700
·697ha
1·72

4700
·219ha
·54

5200
·170ha
·42

2190
1·729ha
4·27

3493
129ha
·32

4288
2·721ha
6·72

5290
·835ha
2·06

6388
1·656ha
4·09

2886
·750ha
1·85

3687
·162ha
·40

4288
·2721ha
6·72

5184
·263ha
Spring ·65

1583
·689ha
1·70

1479
·053ha
2·60

B M 95-93m

Collects

Sinks

Collects

5574
2·373ha
5·86

1568
7·695ha
19·02

4272
·964ha
2·38

94·5m

4968
·178ha
·44

2760
·384ha
·95

Track

4263
·202ha
·50

Penisadre

Rectory

Henley, 169 ST Davids Road, Letterston
Haverfordwest, Pemsb.

at Letterston Farm

Plan Not to Scale.

Plan for Identification Purposes Only

3050
·287ha
·71

5953
·461ha
1·14

2442
3·354ha
8·29

Sewage Works
4745
·405ha
1·00

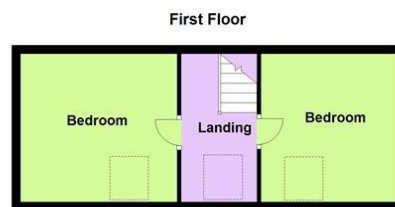
5439
3·831ha
9·47

2937
·081ha
·20



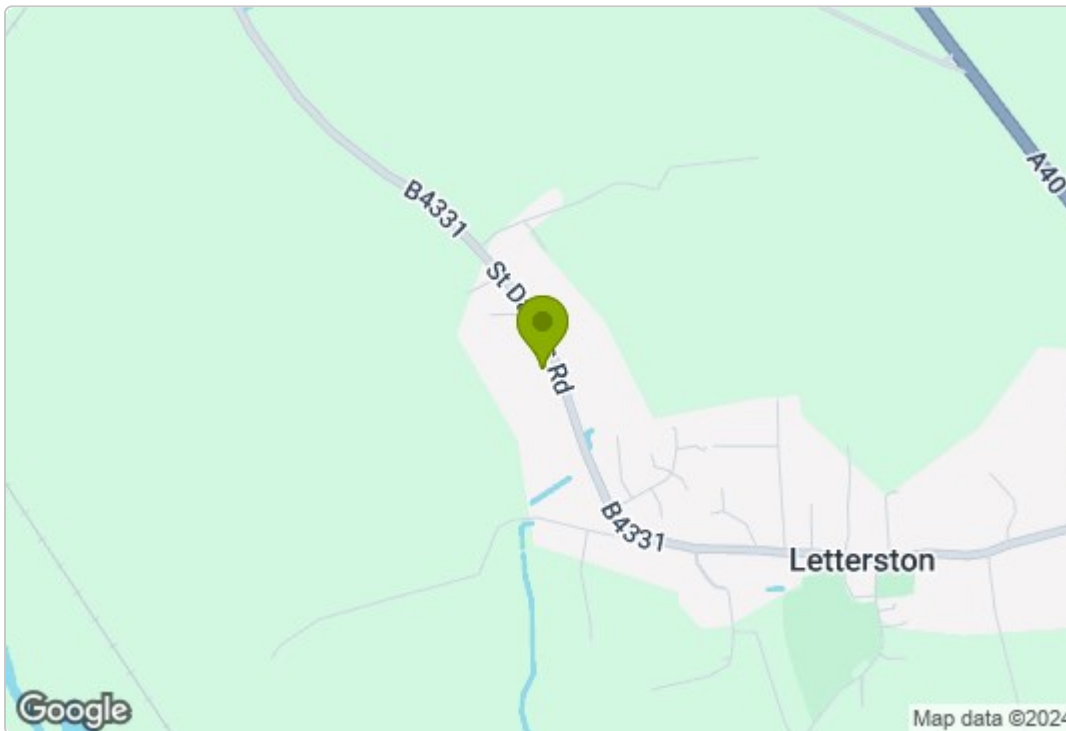
5
ha
2

Floor Plan



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUz.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

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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