



90 St. Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SJ

Price Guide £210,000

- * An attractive double fronted 2 storey Cottage Residence.
- * Deceptively spacious Hall, Sitting Room, Dining Room, Kitchen, Utility, Wet Room and Conservatory accommodation on the Ground Floor with a Split Level Landing, 3 Bedrooms and Bathroom on the First Floor.
- * Oil fired Central Heating, uPVC or Hardwood Double Glazed Windows and Doors. Cavity Wall and Loft Insulation.
- * Front Lawned Garden with Young Trees and Flowering Shrubs and a rear Paved Patio with Lawned Garden, Flower Beds and Shrubs, a Rockery and Slate Chip areas.
- * Rear Vehicular and Pedestrian Access to a Car Port 30'0" x 9'0" with direct access to the rear Garden.
- * Ideally suited for a Family, Retirement, Investment or for Letting purposes.
- * Early inspection strongly advised. Realistic Price Guide. 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 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, Abereiddy, 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.

90 St Davids Road is situated within 500 yards 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 500 yards or so and 90 St Davids Road is situated just prior to the Church on the right hand side of the road. An arched Pedestrian access leads into the Property off St Davids 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 Mathry and St Davids. Follow directions as above.

DESCRIPTION

90 St Davids Road comprises a Terraced double fronted 2 storey Cottage Residence of solid stone and cavity concrete block construction with rendered and whitened roughcast front elevation and rendered and whitened rear elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



With ceramic tile floor, staircase to First Floor, radiator, electricity meter cupboard, smoke detector, 1 power point and a 15 pane glazed door to:-

Sitting Room



22'3" x 14'3" (6.78m x 4.34m)

(approx). With fitted carpet, painted Pine tongue and groove clad ceiling, 2 uPVC double glazed windows, 4 wall uplighters and a ceiling light, 10 power points, Open Fireplace with a Slate hearth, TV point, 2 double panelled radiators, Central Heating Thermostat Control and a 15 pane glazed door to:-

Dining Room



15'6" x 9'6" (4.72m x 2.90m)
(maximum). With a ceramic tile floor, double panelled radiator, open beam ceiling, smoke detector, 4 wall uplighters, 4 power points, opening to Kitchen and an Aluminium coated double glazed Patio door to:-

Conservatory



13'9" x 8'8" (4.19m x 2.64m)
Being uPVC double glazed with ceramic tile floor, wall light, 5 power points and a uPVC double glazed French Door to rear garden.

Kitchen



14'10" x 10'2" (4.52m x 3.10m)
("L" shaped maximum). With a ceramic tile floor, range of

fitted floor and wall cupboards, inset single drainer 1 ½ bowl Stainless Steel sink unit with mixer tap, part tile surround, painted Pine tongue and groove clad ceiling, 4 ceiling spotlight, Stainless Steel Cooker Hood (externally vented), double panelled radiator, Breakfast Bar, 2 wall lights, telephone point, TV point, cooker box, 10 power points, hardwood painted double glazed window overlooking rear garden, concealed worktop lighting, towel rail and door to:-

Utility Room



5'11" x 4'9" (1.80m x 1.45m)
With ceramic tile floor, painted Pine tongue and groove clad ceiling, coat hooks, smoke detector, plumbing for automatic washing machine, 4 power points, wall spotlight and double doors to:-

Wet Room



8'2" x 3'0" (2.49m x 0.91m)
With ceramic tile floor, ceiling light, fully tiled walls, white suite of Wash Hand Basin and WC, Redring Expressions Electric Shower, Consort wall mounted fan heater, soap dish, uPVC double glazed window to Store Shed, ceiling light and electrically heated towel rail.

First Floor

Split Level Landing

With fitted carpet, radiator, smoke detector (not tested), 2 ceiling lights, 1 power point, built in wardrobe with hanging rail, access to an Insulated Loft and louvre doors, built in Airing Cupboard with shelves and a pre-lagged copper hot water cylinder and immersion heater and access to Undereaves Storage space.

Bedroom 1 (front)



15'0" x 11'0" (4.57m x 3.35m)
(maximum - excluding the vanity area). With fitted carpet, double panelled radiator, TV point, 2 uPVC double glazed windows (one with roller blind), telephone point, 4 power points, ceiling light, Wash Hand Basin with a tiled vanity surround and cupboards below, tiled splashback, leaded wall mirror, wall light, clothes recess with shelves and hanging rail and a pullswitch.

Bedroom 2 (rear)



14'8" x 8'6" (4.47m x 2.59m)
(approx). With a laminate Oak floor, double panelled radiator, ceiling light, pullswitch, TV aerial cable, hardwood double glazed window and 4 power points.

Bedroom 3 (front)



14'1" x 7'4" (4.29m x 2.24m)
With fitted carpet, double panelled radiator, ceiling light, telephone point, 2 power points, uPVC double glazed window and access to an Insulated Loft.

Bathroom



11'8" x 8'0" (3.56m x 2.44m)
("L" shaped maximum). With ceramic tile floor, mainly tiled walls, white suite of panelled Bath, Wash Hand Basin in a vanity surround and WC, Triton T80Z electric Shower over Bath with glazed shower screen, mirror fronted bathroom cabinet, chrome heated towel rail/radiator, hardwood double glazed window, 3 downlighters, extractor fan and door to the Airing Cupboard which has a pre-lagged copper hot water cylinder with immersion heater and shelves).

Externally

To the fore of the Property is a neatly kept Lawned Garden with Flowering Shrubs, Young Trees and a Paved Pathway which leads out onto St Davids Road. To the rear of the Property is a Paved Patio with Patio Lights and steps leading up to a sizeable Lawned Garden with Flowering Shrubs, a Rockery area, Young Trees, Fruit Trees including

Plum, Apple and Pear, Flower Beds and both Paved and Slate Chip areas. There is also a:-

Garden Shed

6'0" x 4'0" (1.83m x 1.22m)

At the rear of the Property is a:-

Car Port

30'0" x 9'0" (9.14m x 2.74m)

Which has direct access onto a Service Lane.

There is also a Grant freestanding external Oil Boiler (heating domestic hot water and firing central heating) as well as a 266 Gallon Oil Tank.

2 Outside Water Taps and 2 Outside Electric Lights.

SERVICES

Mains Water (metered supply), Electricity and Drainage are connected. Oil Central Heating. Cavity Wall and Loft Insulation. Double Glazing throughout as follows:- Front Elevation - uPVC Double Glazed whilst the rear elevation windows are Hardwood Double Glazed. Conservatory - uPVC Double Glazed. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

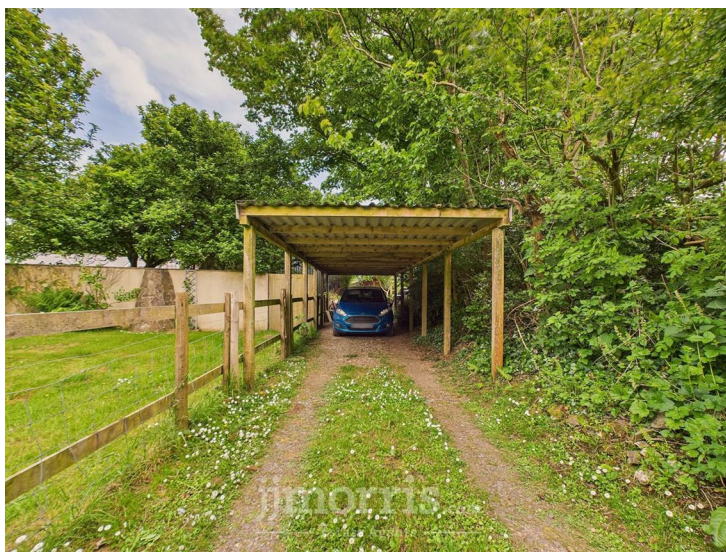
Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

90 St Davids Road benefits from a Vehicular and Pedestrian Access Right of Way over the Service Lane which leads to the Car Port and rear Garden.

REMARKS

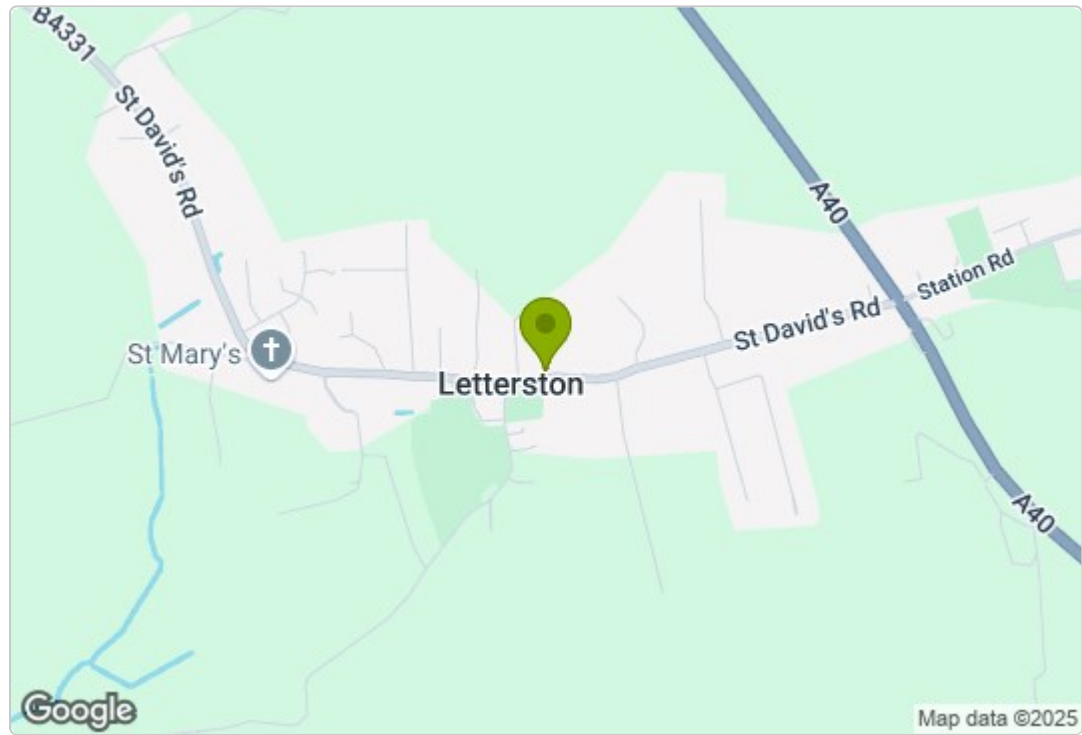
90 St Davids Road is a deceptively spacious Terraced double fronted Character Cottage Residence which stands in a delightful location in this popular village and being ideally suited for Family, Retirement, Investment or for Letting purposes. The Property is in good decorative order throughout benefiting from Oil Central Heating, Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has easily maintained front and rear Gardens as well as a Car Port 30'0" x 9'0" which benefits from a rear Vehicular and Pedestrian Access. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



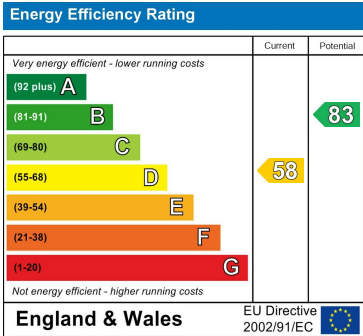
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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