



48 St. Davids Road, Letterston, Haverfordwest, SA62 5SJ

Price Guide £450,000

An attractive Detached Modernised 3 storey Private Residence.
Spacious 5/6 Bedrooms, Kitchen/Dining Room, Living Room, and 3 Bathroom accommodation.
Oil Central Heating, Double Glazing (uPVC), Cavity Wall and Loft Insulation.
Garage/Workshop and ample Off Road Vehicle Parking and Turning Space.
Large Garden and Grounds, including Lawned areas and Patio seating areas.
Ideally suited as a Family or early Retirement home.
Early inspection strongly advised. Realistic Price Guide.

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.

48 St Davids Road is situated within 300 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 300 yards or so and 48 St Davids Road is situated on the right 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 Mathry and St Davids. Follow directions as above.

Entrance Porch



Double Glazed Upvc door, Double Glazed Upvc windows, tiled flooring, Door to:-

Hallway



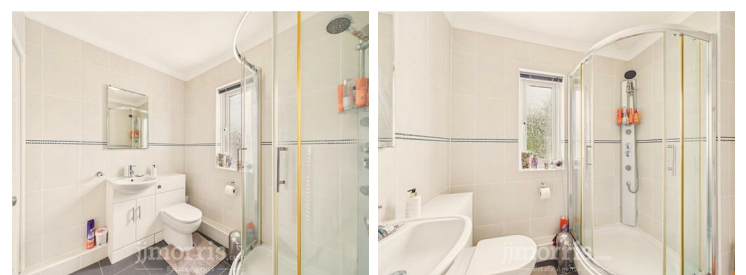
Stairs rising off to the first floor, fuse box, radiator, tiled flooring throughout, coved ceilings, doors to:-

Living Room



Double Glazed Upvc window, coved ceilings, radiator, Oak wooden flooring

Shower Room



Integrated WC, Vanity unit with wash basin, walk-in shower with fitted shower, Double Glazed Upvc window, tiled walls, tiled flooring, heated towel rack

Airing Cupboard

Water cylinder, space for dryer

Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset sink and drainer with mixer taps over, plumbing for dishwasher, space for fridge/freezer, built in pantry, integrated Microwave and Oven, Breakfast Bar with induction hob and extraction built over, Double Glazed Upvc window, coved ceilings, Double Glazed Upvc door and Double Glazed sliding doors to the Garden, Vertical radiator, Bamboo wooden flooring throughout.

First Floor

Landing



Stairs rising off to the second floor, Double Glazed Upvc window, coved ceilings, doors to :-

Bedroom One



Double Glazed Upvc Window, radiator, coved ceilings

Bedroom Two



Double Glazed Upvc Window, radiator, coved ceilings

Bedroom Three/Office



Double Glazed Upvc Window, radiator, coved ceilings

Bedroom Four/Office



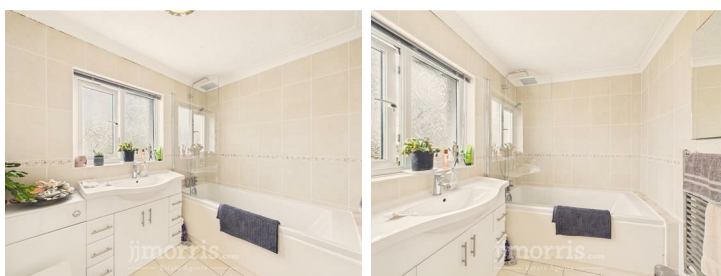
Double Glazed Upvc Window, radiator, coved ceilings

Bedroom Five



Double Glazed Upvc Window, radiator, coved ceilings, Vinyl flooring

Bathroom



Integrated WC, vanity unit with wash basin, bath with fitted shower, Double Glazed Upvc window, coved ceilings, tiled walls, tiled flooring, vertical radiator

Second floor

Loft Room



Wooden Velux windows, Double Glazed Upvc windows, exposed beams, radiators, doors to:-

Dressing Room

Fitted Wardrobes

En-Suite



Wooden Velux window, Double Glazed Upvc windows, Low flush WC, vanity unit with wash basin, walk-in shower with fitted shower, part tiled walls, tiled flooring, vertical radiator

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.9mbps upload and 8mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the

following indoor mobile coverage

EE Voice - Likely & Data - Likely
Three Voice - Likely & Data - Likely
O2 Voice - Likely & Data - Limited
Vodafone. Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Services

Electric - Mains

Water - Mains

Drainage - Mains

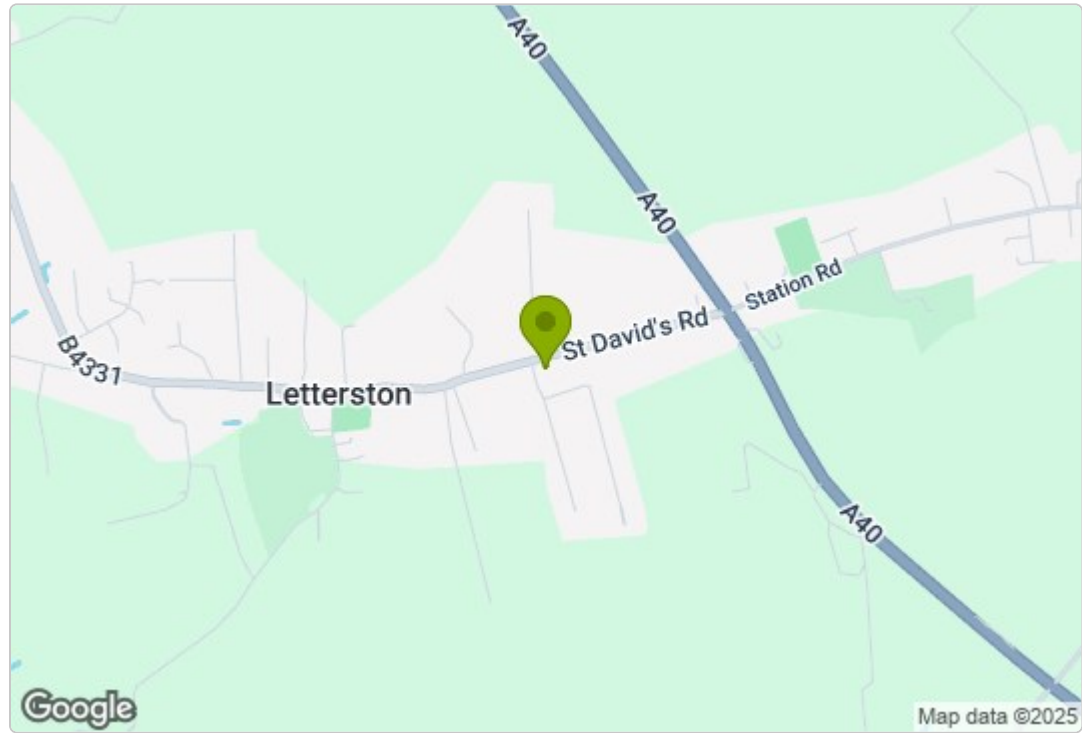
Heating - Oil Central Heating

What3Words - ///picked.romantics.cookie

Floor Plan



Area Map



Energy Efficiency Graph

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

Council Tax Band - F

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.