



69 St. Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SL

Price Guide £245,000

- *A deceptively spacious Semi Detached (double fronted) 2 storey Dwelling House.
- *Hall, 3 Rec', Kitchen/Breakfast, Utility, 3 Bed and 3 Bath/Shower Room accommodation.
- *Oil fired Central Heating, uPVC Double Glazing and Insulated Loft and Roof Areas.
- *Spacious Garage/Workshop 19'5" x 16'5" and Off Road Parking for 4 Vehicles.
- *Easily maintained Rear Lawned Garden with a Flowering Shrub Border and raised Timber Decked Patio.
- *Ideally suited for Family, Retirement, Investment and Letting Purposes.
- *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.

69 St Davids Road is situated within 400 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 400 yards or so and 69 St Davids Road is situated on the left hand side of the road just prior to the General Store. 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

69 St Davids Road comprises a Semi Detached 2 storey Dwelling House of solid stone and cavity concrete block construction with part stone faced and mainly rendered and coloured elevations under a pitched composition slate and flat fibreglass and rubberoid roofs. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



4'10" x 3'6" (1.47m x 1.07m)

With ceramic tile floor, coat hooks, electricity meter and consumer unit and a half glazed door to:-

Sitting Room



14'8" x 14'1" plus alcove (4.47m x 4.29m plus alcove)

With fitted carpet, uPVC double glazed window with wooden blinds, staircase to First Floor, Cast Iron and Tile Open Fireplace with Oak surround and Slate hearth, dado rail, 6 downlighters, double panelled radiator, 10 power points and a half glazed 6 pane door to:-

Dining Room



14'0" x 10'11" (4.27m x 3.33m)

With fitted carpet, open beam ceiling, uPVC double glazed window with wooden blinds, dado rail, double panelled radiator, 2 no 3 ceiling spotlights on dimmers, 6 power points, door to Kitchen and double 15 pane glazed doors to:-

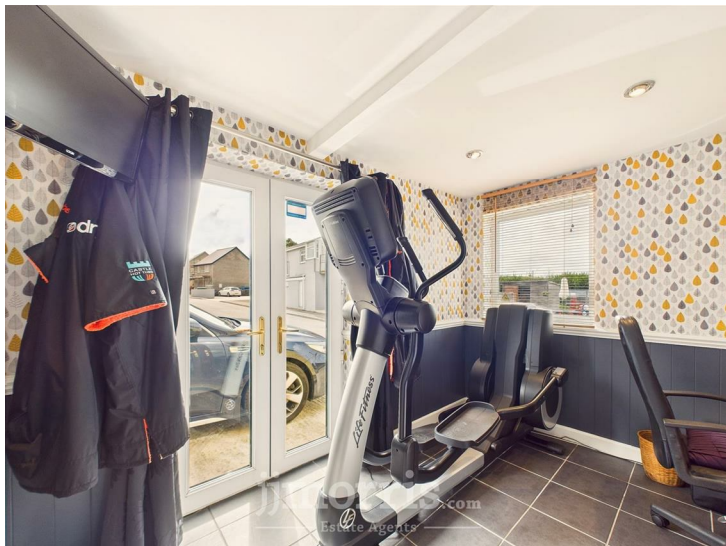
Lounge



18'1" x 12'5" (5.51m x 3.78m)

With fitted carpet, 12 downlighters on dimmers, uPVC double glazed window with wooden blinds, dado rail, 2 alcoves with shelves, double panelled radiator, 8 power points, Fireplace housing a coal effect electric fire and an Oak glazed door to:-

Office/Study



12'3" x 9'6" (3.73m x 2.90m)

With ceramic tile floor, uPVC double glazed window with wooden blinds, uPVC double glazed French doors to a concrete Patio/Car Parking Area, 6 downlighters, dado rail, 4 power points and a fitted Airing/Storage Cupboard with radiator and shelves.

Kitchen/Breakfast Room



22'8" x 9'8" (6.91m x 2.95m)

With ceramic tile floor, 2 uPVC double glazed windows, 15 downlighters, 4 ceiling spotlight, double panelled radiator, Worcester Heatslave 20/25 Oil Boiler (heating domestic hot water and firing central heating), uPVC double glazed door to Rear Garden, understairs storage cupboard, range of fitted floor and wall cupboards, 2 no built in Zanussi Single Oven/Grills, 5 ring LP Gas Cooker Hob, Cooker Hood (externally vented), part tile surround, plumbing for dishwasher, inset single drainer silk quartz sink unit with mixer tap, plumbing for American Fridge Freezer, cooker box, 14 power points and a half glazed door to:-



Inner Hall

With ceramic tile floor, ceiling light, coat hooks, opening to Utility Room and door to:-

Shower Room



6'1" x 5'3" (1.85m x 1.60m)

With ceramic tile floor, fully tiled walls, white suite of WC, Wash Hand Basin in vanity surround and a glazed and tiled Shower Cubicle with a thermostatic shower, uPVC double glazed window with roller blind, ceiling light, mirror fronted bathroom cabinet, toilet roll holder, towel rail, toothbrush holder and radiator.

Utility Room



9'6" x 6'1" (2.90m x 1.85m)

With ceramic tile floor, uPVC double glazed window, inset single drainer stainless steel sink unit with hot and cold, floor and wall cupboards, plumbing for 2 washing machines, double panelled radiator, 2 power points, fully tiles walls and a built in Storage Cupboard with shelves.

A staircase from the Sitting Room gives access to the:-

First Floor

Landing (split level)



13'11" x 6'5" maximum (4.24m x 1.96m maximum)

With fitted carpet, Velux window, radiator, 2 power points, 4 ceiling spotlight, smoke detector (not tested) and door to a Walk in Cupboard/Box Room with exposed beam and electric light,

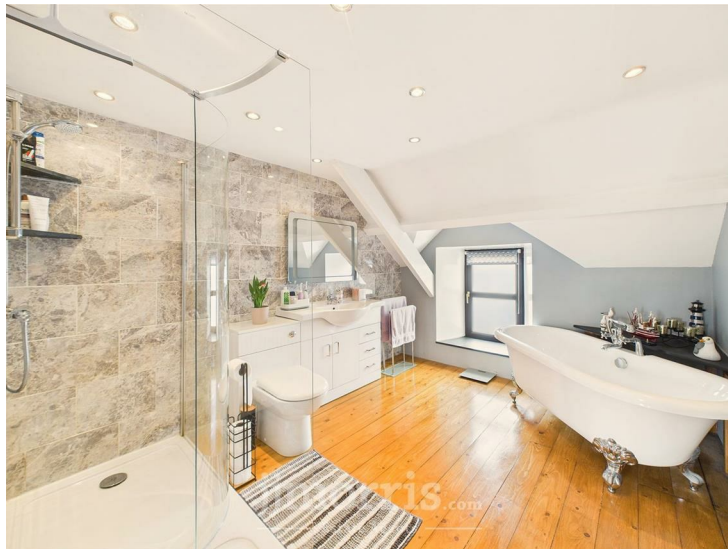
Bedroom 1 (rear)



13'11" x 10'4" (4.24m x 3.15m)

With fitted carpet, uPVC double glazed window with roller blind, ceiling light/fan, radiator, 6 power points, 6 downlighters and a pine glazed door to:-

En Suite Bathroom



11'2" x 9'1" (3.40m x 2.77m)

With pine floorboards, uPVC double glazed window with roller blind, white suite of freestanding Roll Top Bath with shower attachment, Wash Hand Basin in a vanity surround, WC and a glazed and tiled Shower Cubicle with a thermostatic shower, 9 downlighters, slate corner shelf, double panelled radiator, exposed beam and an illuminated wall mirror.

Bedroom 2 (front)



13'10" x 11'0" (4.22m x 3.35m)

With fitted carpet, ceiling light, 2 uPVC double glazed windows (one with roller blind and one with wooden blinds), double panelled radiator, exposed beam, TV point and 4 power points.

Bedroom 3 (rear)



11'4" x 11'2" maximum (3.45m x 3.40m maximum)

With fitted carpet, uPVC double glazed window with roller blind, 6 downlighters, radiator, TV aerial cable and 4 power points.

Bathroom



7'10" x 5'7" (2.39m x 1.70m)

With vinyl floor covering, uPVC double glazed window, white suite of WC, Wash Hand Basin in vanity surround and 'P' shaped Bath with electric shower over and a curved glazed shower screen, part tile surround, toilet roll holder, towel rail, 4 downlighters, shaving mirror, double panelled radiator and a uPVC double glazed window with roller blind.

Externally

Directly to the rear of the Property is a reasonable sized private enclosed Garden with a Lawned Area, Flowering Shrub Border and a raised Timber Decked Patio. In addition, there is a Concealed Oil Tank together with 2 Outside Power Points, 2 Outside Sensor Lights and 2 Outside Water Taps. Adjacent to the rear garden and accessed off a tarmac road on the western side of the Property is a Concrete Hardstanding which allows for Off Road Parking for 4 Vehicles and gives access to a:-

Detached Garage/Workshop



19'5" x 16'5" (5.92m x 5.00m)

Of cavity concrete block construction with rendered elevations under a pitched box profile roof. It has a metal

up and over door, uPVC double glazed pedestrian door, uPVC double glazed window, 3 strip lights, a work bench, 12 power points and an Aluminium Slingsby type ladder to a:-

Boarded Loft

19'5" x 16'5" maximum (5.92m x 5.00m maximum)

Services

Mains Water, Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazed Windows and Doors throughout. Loft and Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

69 St Davids Road is a deceptively spacious Semi Detached 2 storey Dwelling House which has been extended to provide a comfortable, well appointed 3 Reception, Kitchen/Breakfast, Utility and Shower Room accommodation on the Ground Floor and 3 Bedrooms and 2 Bath/Shower Rooms (1 En Suite) accommodation on the First Floor. In addition, it has Oil fired Central Heating, uPVC Double Glazed Windows and Doors and Loft/Roof Insulation. It also has a spacious Garage/Workshop as well as Off Road Parking for 3/4 Vehicles and a private enclosed (easily maintained) rear Lawned Garden with a Flowering Shrub Border and a Timber Decked Patio. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised in order to appreciate the full extent of accommodation and indeed its convenient location in this popular rural village.

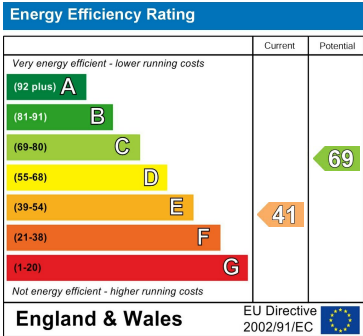
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com