



Ffynnon Bedr, Letterston, Haverfordwest, Pembrokeshire, SA62 5TB

Price Guide £425,000

- * Recently renovated to a high standard, a Semi Detached 2 storey Farmhouse Residence.
- * Well appointed Sitting/Dining Room, Kitchen/Breakfast, Utility, 3 Bedroom and 2 Bath/Shower accommodation.
 - * Air Source Heating, uPVC Double Glazing and Loft Insulation.
- * Traditional Stone Outbuildings with conversion potential (subject to Planning).
 - * Garage/Workshop as well as a ample Vehicle Parking and Turning Space.
- * Rear enclosed Astroturf Garden with Slate Paved Patio and a Natural Lined Cold Plunge Pool 10m x 4m.
 - * Ideally suited for Family or early Retirement with further potential to develop the Buildings (STP).
 - * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Ffynnonbedr is bisected by the Letterston to Puncteston council maintained district road and is within a mile or so of the popular village of Letterston.

Letterston being close by has the benefit of a few Shops, a Public House/Restaurant, Primary School, Church, Chapels, a Memorial/Community Hall, Petrol Filling Station/Store, a Fish & Chip Shop Takeaway/Restaurant, Repair Garage, Charity Furniture Store and a Mini Market.

Within a mile or so is the village of Little Newcastle which has the benefit of a Church, Public House and a Church/Community Hall.

The other well known village of Puncteston is within two and a half miles or so and has the benefit of a Primary School, Public House, a Chapel and a Church.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 6 miles or so and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traethllyfn, Abereiddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 11 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Post Office, Supermarkets, Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

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.

Ffynnonbedr stands alongside the Letterston to Little Newcastle council maintained district road and is within a mile or so of the Main A40 Fishguard to Haverfordwest Road.

DIRECTIONS

From Fishguard, take the Main A40 south for some 5 miles and in the village of Letterston, turn left at the crossroads signposted to Puncteston and Little Newcastle. Follow this road for in excess of half a mile and follow the road to the left and then to the right. Continue on this road for a mile or so and Ffynnon Bedr is situated on the left hand side of the road. A "For Sale" Board is erected on site.

From Haverfordwest, take the Main A40 Road north for some 10 miles and in the village of Letterston, take the turning on the right at the crossroads signposted to

Puncteston and Little Newcastle. Follow directions as above.

DESCRIPTION

Ffynnonbedr comprises a Semi Detached 2 storey Dwelling House of solid stone and cavity concrete block construction with mainly rendered and coloured roughcast elevations under a pitched composition slate and a flat fibreglass roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall

4'6" x 3'10" (1.37m x 1.17m)

With coir matting, coat hooks and an Oak glazed door to:-

Kitchen/Breakfast Room



20'0" x 12'0" (6.10m x 3.66m)

With a Wren fitted Kitchen with Quartz worktops and built in appliances including a Neff Dishwasher, Fridge Freezer, AEG 4 ring Induction Hob, Cooker Hood (externally vented), inset one and a half bowl stainless steel sink unit with mixer tap and a Boiling Hot Water Tap, 14 power points, built in Beko Microwave, built in Beko Single Oven/Grill, peninsular Breakfast Bar with a quartz worktop and cupboards below, uPVC double glazed French doors to rear Slate Paved Patio and AstroTurf Garden, double panelled radiator, 2 uPVC double glazed windows with blinds, 8 downlighters, Mains Smoke Detector, tile effect LVT flooring and a door opening with steps down to a:-

Sitting/Dining Room



22'6" x 17'5" (6.86m x 5.33m)

With a Oak effect LVT floor with underfloor heating, 4 uPVC double glazed windows, 7 downlighters, fireplace housing a Multifuel Stove on a Slate hearth, Mains Smoke Detector, double panelled radiator, TV point, 12 power points, Oak staircase to First Floor, understairs cupboard and doors to Bathroom, Bedroom 3 and:-

Utility Room



10'8" x 6'11" (3.25m x 2.11m)

With a Oak effect LVT flooring, uPVC double glazed window with roller blind, radiator, electricity consumer unit, pressurised hot water cylinder with electric immersion heater, 4 power points, uPVC double glazed door to rear Slate Paved Patio and Astroturf Garden, 4 downlighters, Mains Smoke Detector, fitted floor cupboard, electricity meter and Solar Panel Invertor.

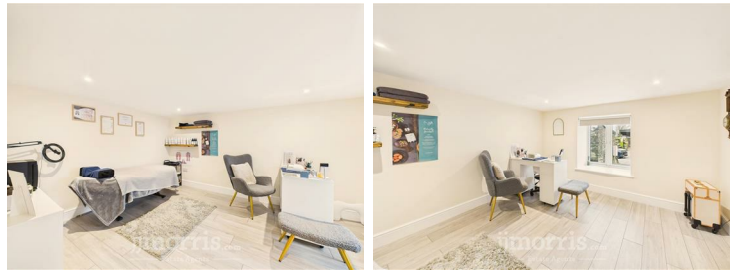
Bathroom



11'8" x 6'0" (3.56m x 1.83m)

With a Oak effect LVT floor with underfloor heating, suite of freestanding Bath with shower attachment, Wash Hand Basin and WC, vertical designer heated towel rail/radiator, illuminated wall mirror, Bath and Wash hand Basin splashbacks and 3 downlighters.

Bedroom 3/Study

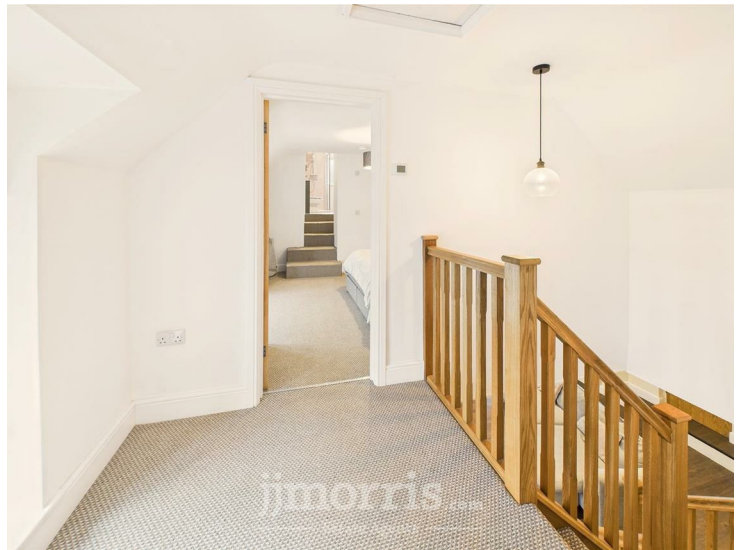


12'4" x 10'6" (3.76m x 3.20m)

With a laminate wood floor with underfloor heating, 4 downlighters, uPVC double glazed window with roller blind and 8 power points.

First Floor

Landing



6'3" x 6'2" (1.91m x 1.88m)

With fitted carpet, uPVC double glazed window with roller blind, Mains Smoke Detector, ceiling light, central heating thermostat control, access to an Insulated Loft and doors to Bedroom 2 and:-

Bedroom 1



12'9" x 12'7" (3.89m x 3.84m)

With fitted carpet, double panelled radiator, uPVC double glazed window with roller blind, ceiling light, TV point, 10 power points and steps leading up to an:-

En Suite Shower Room



11'11" x 7'8" (3.63m x 2.34m)

With a laminate tile floor, white suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Aquaboard Shower Cubicle with a Thermostatic Shower, wall mirror, access to under eaves storage space, uPVC double glazed window, towel rail, extractor fan, 3 downlighters, wash hand basin splashback and a chrome heated towel rail/radiator.

Bedroom 2



12'10" x 10'8" (3.91m x 3.25m)

With fitted carpet, uPVC double glazed window with roller blind, double panelled radiator, ceiling light and 6 power points.

Externally



Directly to the fore of the Farmhouse is a large chipping hardstanding area which allows for ample Vehicle Parking and Turning Space and gives access to the Outbuildings and a:-

Garage/Workshop



19'8" x 13'4" (5.99m x 4.06m)
(approximate measurement). Of stone construction with a box profile roof. It has a Hormann electrically operated roller door together with electric light and power points.

On the opposite side of the Yard is a:-

Cart House/Garage



21'3" x 13'0" (6.48m x 3.96m)
(approx). Of stone construction with a pitched box profile and corrugated iron roof. It has electricity connected together with an external stone staircase giving access to a:-

Boarded Loft

21'3" x 13'3" (6.48m x 4.04m)

There is also a:-

Former Cowshed

32'0" x 14'8" (9.75m x 4.47m)

Of stone and concrete block construction with a pitched box profile roof. Adjoining is a:-

Store Shed

16'9" x 13'0" (5.11m x 3.96m)

Of stone construction with a pitched box profile roof and a:-

Store/Garden/Tool Shed

13'0" x 8'0" (3.96m x 2.44m)

Of stone construction with a box profile roof.

A double gated access off the Letterston to Little Newcastle Council Road leads into the Property and the Parking area.

Adjacent to the northern gable end of the Farmhouse is a Woodchip border and beyond and accessed via a gate is a large enclosed Slate Paved Patio Garden together with an Astroturf Lawn with an adjoining:-

Tool Shed

7'10" x 4'7" (2.39m x 1.40m)

Of concrete block construction with a tiled roof.

Beyond the rear Patio and Astroturf Garden is a large Lawned area together with a Natural Lined Cold Plunge Pool 10m x 4m with a depth ranging from 1m at the shallow end to 2m at the deep end. The Natural Lined Cold Plunge Pool area is currently fenced in.

The Property benefits from a rear Access over a lane leading to adjoining Farm Land between points 'A', 'B' and 'C' on the Plan.

5 Outside Electric Lights and an Outside Water Tap.

Ideal Air Source Heat Pump. L.P. Gas Tank.

There is also a Slate Paved surround in the main to the Farmhouse.

The boundaries of Ffynnonbedr Farm are edged in red on the attached Plan to the Scale of 1/1250.

SERVICES

Mains Water and Electricity connected. Drainage to a Septic/Effluent Tank. Air Source Heating. uPVC Double Glazing. Loft Insulation. Broadband available.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

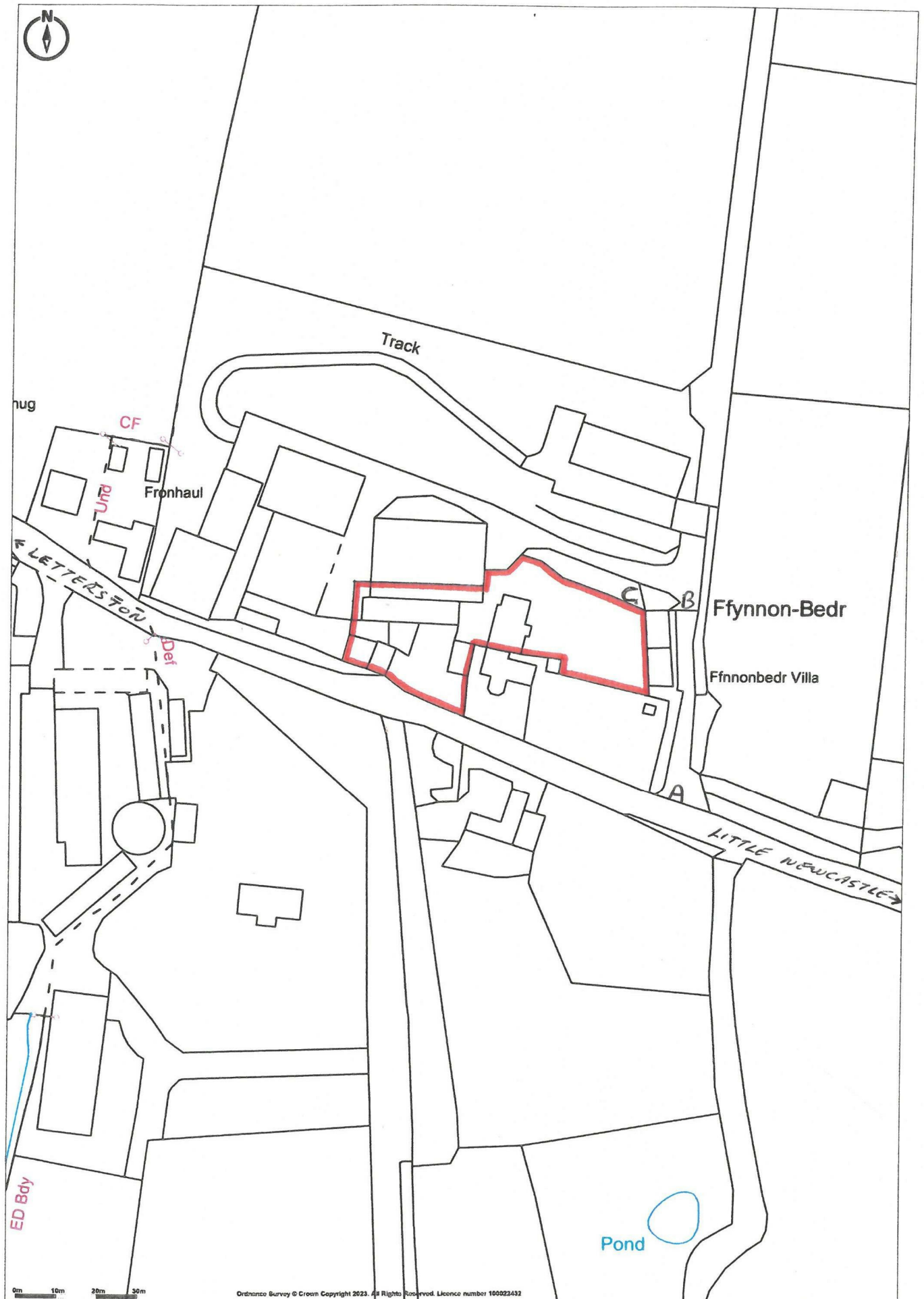
The Property benefits from a rear Vehicular and Pedestrian Access Right of Way between points 'A', 'B' and 'C' on the Plan.

REMARKS

Ffynnonbedr Farm is a conveniently situated Farmhouse Residence which has been totally renovated, modernised and refurbished in the last 12 months. The Property is in excellent decorative order benefiting from Air Source

Heating, uPVC Double Glazing and Loft Insulation. It has comfortable 1/2 Reception, Kitchen/Breakfast, Utility, 2/3 Bedrooms and 2 Bath/Shower Room accommodation. In addition, it has a private rear Patio/Astroturf Garden and beyond is a large enclosed Lawned Garden area with a 10m x 4m Natural Lined Cold Plunge Pool. Directly to the fore of the Property is a large chipping hardstanding area together with a useful range of Traditional Outbuildings including a Garage/Workshop, a Cart House and former Cowshed (divided into 3) with Conversion potential (Subject to Planning). Properties of this nature are few and far between and early inspection is strongly advised.





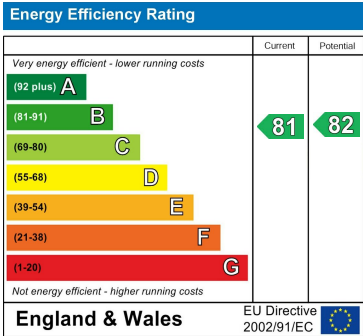
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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