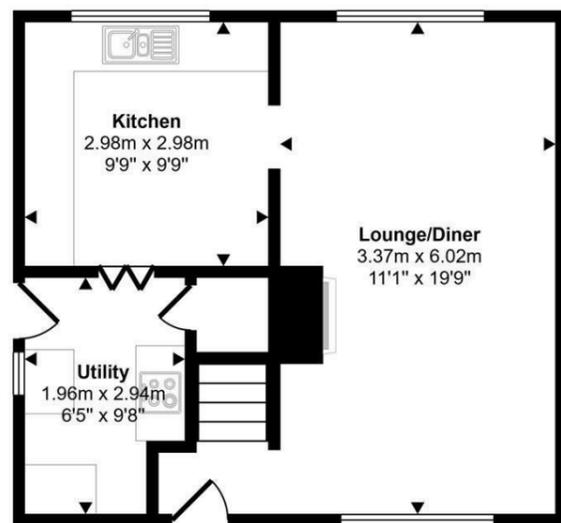
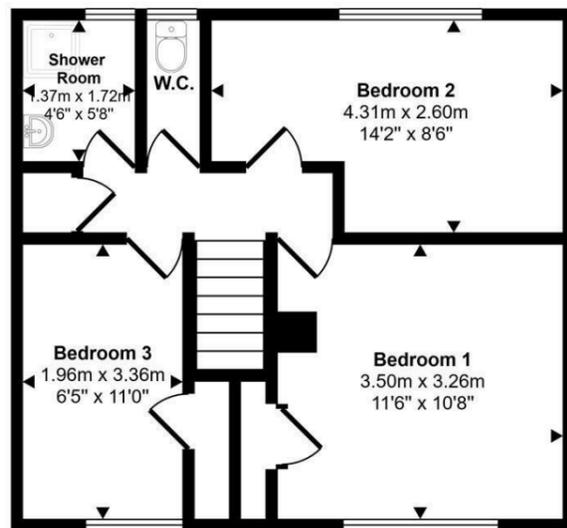


Approx Gross Internal Area  
79 sq m / 855 sq ft



Ground Floor  
Approx 39 sq m / 423 sq ft



First Floor  
Approx 40 sq m / 432 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains Drainage

HEATING: Oil

TAX: Band B

We would respectfully ask you to call our office before you view this property internally or externally

SLS/ESL/01/26/OKSLS

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

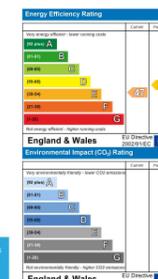


### 39 Min Y Llan, Letterston, Haverfordwest, Pembrokeshire, SA62 5SP

- End Terrace House
- Local Restrictive Covenant
- Popular Village Location
- No Onward Chain
- Open Plan Lounge/Diner
- Three Bedrooms
- Front And Rear Gardens
- Non Standard Construction
- Oil Central Heating
- EPC RATING: E

Guide Price £99,000

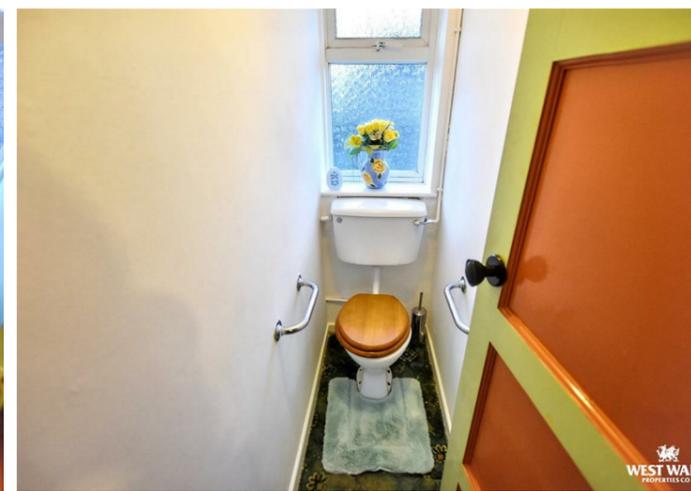
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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**The Agent that goes the Extra Mile**





Located in the popular village of Letterston, this end terrace house of concrete construction has been well loved by the current owners who have occupied it for many years! Bursting with charm and original character, it provides the perfect opportunity to put your own stamp on a home whilst having all of the essentials to get you started!

The layout of the property briefly comprises of an entrance hall, an open plan living room/diner, kitchen and utility room on the ground floor. On the first floor there is a landing leading to two double bedrooms and a further single bedroom, a shower room and a separate WC. The property is served by an oil fired boiler and double glazing.

Externally, there is a lawned garden to the front lined by a boundary wall with a pedestrian gate. A footpath leads around to the rear garden, which is also laid to lawn with storage sheds and a decorative stone seating area. The cul-de-sac has plenty of on street parking available, or there is potential to add parking to the front garden, subject to any necessary planning permission!

A great investment or first time buy, viewing is highly recommended!

PLEASE NOTE: This property holds a local restrictive covenant.

The village of Letterston comprises a primary school, village store, butcher/post office, public house and two large recreational areas, all of which are within walking distance of the property. The village is conveniently located between the County Town of Haverfordwest and the town of Fishguard which are serviced by public transport and all within easy driving distance to the North Pembrokeshire Coastline and the ferry terminal



### DIRECTIONS

From our office in Haverfordwest proceed up High Street into Dew Street and follow the one way system to the right into Albert Street and Barn Street, straight over the mini roundabout and take the road signposted A40 Fishguard. Proceed on this road passing through Wolfscastle until reaching Letterston. Turn left at the crossroads onto St Davids road, follow the road down out of the village, where you will see the turning to Min Y Llan on the right hand side. The property will be found on the left hand side near the end of the cul-de-sac. What3Words: [///apprehend.slot.prouder](https://www.what3words.com////apprehend.slot.prouder)

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.