

Floorplan

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 Drainage, Mains Electric, Mains Water

HEATING: Oil

TAX: D

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

CFH/ESL/05/25/Ok EIL

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**

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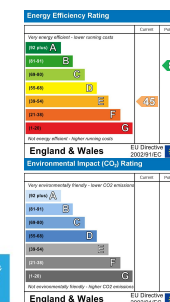


## 176 St. Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5ST

- Detached Bungalow
- Kitchen/Dining Room
- Front And Rear Gardens
- Double Glazing
- No Onward Chain
- Two Double Bedrooms
- Sitting Room
- Off Road Parking & Garage
- Oil Central Heating
- EPC Rating: E

**Price £190,000**

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







An attractive single storey detached bungalow located in a convenient location in the village of Letterston. The property would benefit from some updating work making it a fantastic first time buy or retirement home with the potential to make it your own!

The layout of the property briefly comprises of an entrance hall, living room, kitchen/diner, two double bedrooms and a bathroom. The property retains much of its original charm and is served by oil fired central heating and double glazing.

The bungalow is set back from the road with a pretty, mature front garden and a rear garden offering plenty of space for a lawn, greenhouse and/or shed. A driveway provides ample off road parking and access to the detached single garage.

With the further appeal of no onward chain, viewing is highly recommended!

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 to Ireland.



### 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 where you will find 176 on the right-hand side as denoted by our 'for sale' board. What3Words: ///parrot.fruits.blurred

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