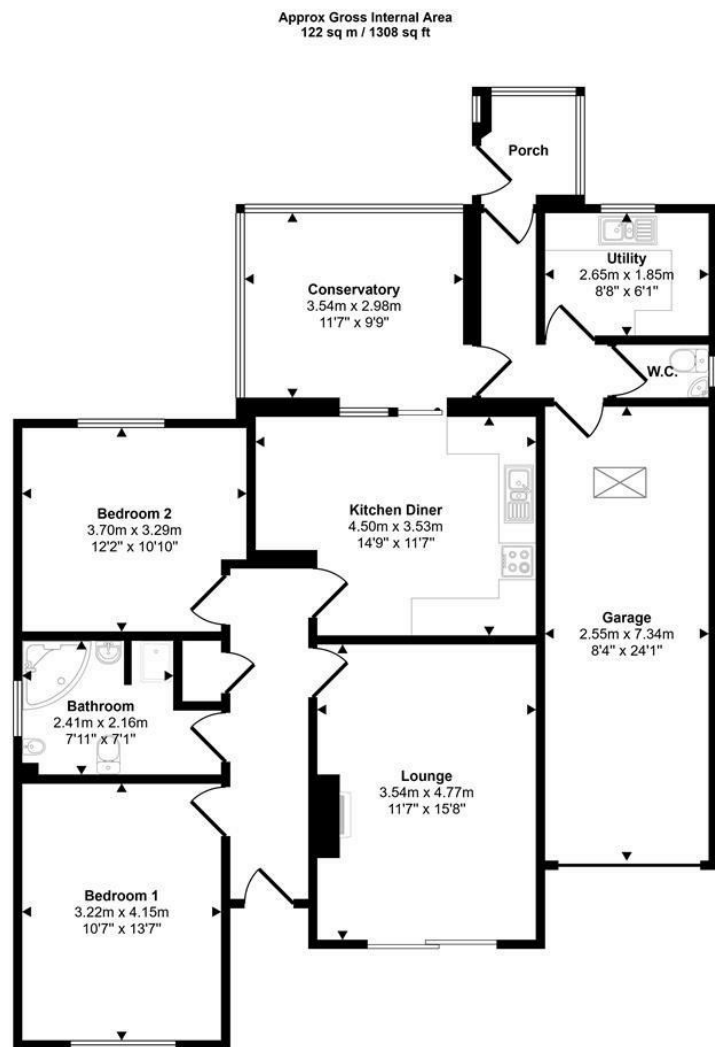




Floorplan

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 Electric, Mains Water, Mains Drainage

HEATING: Gas Central Heating

TAX: Band D

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

LG/MSH/10/26/DRAFT

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

TELEPHONE: 01437 762626

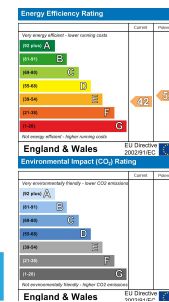


25 St. Davids Road, Letterston, Haverfordwest, SA62 5SF

- Detached Bungalow
- Ample Off Road Parking
- Gas Central Heating
- Boarded Attic Space
- Front And Rear Gardens
- Two Double Bedrooms
- Attached Garage
- No Onward Chain
- Out Buildings
- EPC Rating: E

Offers In The Region Of £250,000

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The Agent that goes the Extra Mile





An attractive detached bungalow located in a convenient location in the village of Letterston. The property would benefit from some updating 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, WC, sun room, utility room and boot room/porch to the rear. The property retains much of its original charm and is served by gas central heating and double glazing.

At the time of building, a window was fitted in the loft, along with a boarded floor, and plaster boarded walls, providing a perfect conversion opportunity (subject to any necessary planning permissions being granted).

The bungalow is set back from the road with a pretty, mature front garden and a rear garden, with the rear garden featuring two block-built storage sheds. A driveway provides ample off road parking and access to the attached single garage.

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

The village of Letterston is conveniently located within easy driving distance of the North Pembrokeshire Coastline and the town of Fishguard, with all its amenities and facilities, together with the ferry terminal to Ireland. The Preseli Hills, popular with walkers, are also within easy reach, as is the County Town of Haverfordwest, with its mainline train station, hospital, library, leisure centre and swimming pool, supermarkets, retail parks, secondary schools, further education college etc. and access to the A40.



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 25 on the left-hand side. What3Words: ///floating.union.defrost

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.