



67 St. Davids Road, Letterston, Haverfordwest, SA62 5SL

Price Guide £175,000

- * A deceptively spacious Semi Detached 2 storey Stone fronted Cottage Residence.
- * Comfortable 2 Reception, Kitchen, Bathroom and 3 Bedroom accommodation.
 - * Oil Central Heating, uPVC Double Glazing and Loft Insulation.
 - * Large Plot of Land to rear with Development Potential (Subject to Planning).
- * Spacious Garage/Workshop 19'4" x 16'5" together with a reasonable sized elevated Lawned Garden.
- * Ideally suited for Family, early Retirement, Investment or for Letting purposes.
 - * Early inspection strongly advised. Realistic Price Guide. EPC Rating E

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, Aberiddy, 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.

67 St Davids Road is situated within 300 yards or so 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 200 yards or so passing the turning on the left into Craig Las and a 100 yards or so further on, 67 St Davids Road is situated on the left hand side of the road, just prior to The General Store/Mini Market. 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

67 St Davids Road comprises a Semi Detached 2 storey Cottage Residence of solid stone and cavity concrete block/brick construction with dressed stone faced front elevation and mainly rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:- Hall



8'6" x 3'6" (2.59m x 1.07m)

With fitted carpet, ceiling light, electricity meter and fuse box, understairs cupboard and doors to Living Room and:-

Sitting Room



14'0" x 11'0" (4.27m x 3.35m)

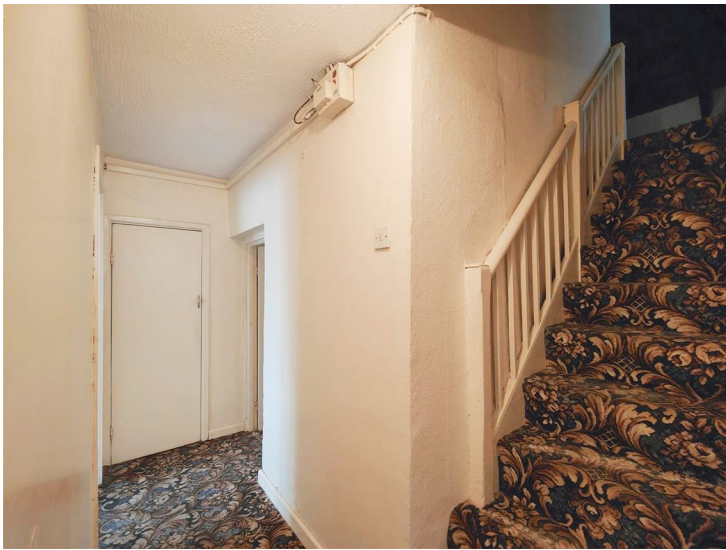
With fitted carpet, brick feature fireplace with tiled hearth, uPVC double glazed window, double panelled radiator, ceiling light and 3 power points.

Living Room



14'0" x 11'0" (4.27m x 3.35m)
(maximum). With fitted carpet, uPVC double glazed window, double panelled radiator, open beam ceiling, Brick Fireplace with a Parkray Solid Fuel Fire, 2 alcoves with shelves, double panelled radiator, 2 power points and door to:-

Inner Hall



12'2" x 3'0" (3.71m x 0.91m)
With fitted carpet, ceiling light, electricity fuse box, Airing Cupboard with radiator and shelves, staircase to First Floor, 1 power point, smoke detector (not tested), Honeywell Central Heating Thermostat Control, doors to Bathroom, Bedroom and:-

Kitchen/Dining Room



12'0" x 8'4" (3.66m x 2.54m)
With ceramic tile floor, double drainer stainless steel sink unit with hot and cold, uPVC double glazed window to rear, cooker box, 5 power points, Breakfast Bar, double panelled radiator, strip light, plumbing for automatic washing machine/dishwasher, built in Cupboard with shelves, 2 power points and door to:-

Rear Porch/Boiler Room



7'0" x 4'0" (2.13m x 1.22m)
With a uPVC double glazed window, uPVC double glazed door to rear Patio and Garden, ceiling light and a Worcester Heatslave 15/19 Oil Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 1



15'4" x 10'0" (4.67m x 3.05m)

With vinyl floor covering, 2 uPVC double glazed windows, coat hooks, ceiling light, double panelled radiator and 2 power points.

Bathroom



7'9" x 5'7" (2.36m x 1.70m)

With fitted carpet, suite of Panelled Bath, Wash Hand Basin and WC, half tiled walls, single glazed window, double panelled radiator, toilet roll holder and ceiling light.

FIRST FLOOR

Landing

8'9" x 5'4" (2.67m x 1.63m)

With fitted carpet, ceiling light, Pine tongue and groove clad ceiling and doors to Bedroom 3 and:-

Bedroom 2



14'0" x 12'0" (4.27m x 3.66m)

("L" shaped maximum). With fitted carpet, exposed beams, 2 uPVC double glazed windows, radiator and 1 power point.

Bedroom 3



14'1" x 10'9" (4.29m x 3.28m)

With fitted carpet, 2 uPVC double glazed windows, exposed beams, radiator, ceiling light and 1 power point.

EXTERNALLY



Directly to the rear of the Property is a concreted Patio together with a Flower and Shrub Border. Beyond is a large hardstanding area which allows for ample Vehicle Parking and Turning Space and gives access to a:-

Garage



19'4" x 16'5" (5.89m x 5.00m) (approx). Of concrete block construction with a corrugated iron roof. It has a metal door, 2 ceiling lights, 5 windows, pedestrian door and 2 power points.

Beyond the Garage and Parking area is a good sized elevated Lawned Garden.

Oil Tank. 2 Outside Electric Lights. Outside Water Tap.

The boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property between points "A" and "B" on the Plan.

SERVICES

Mains Water, Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

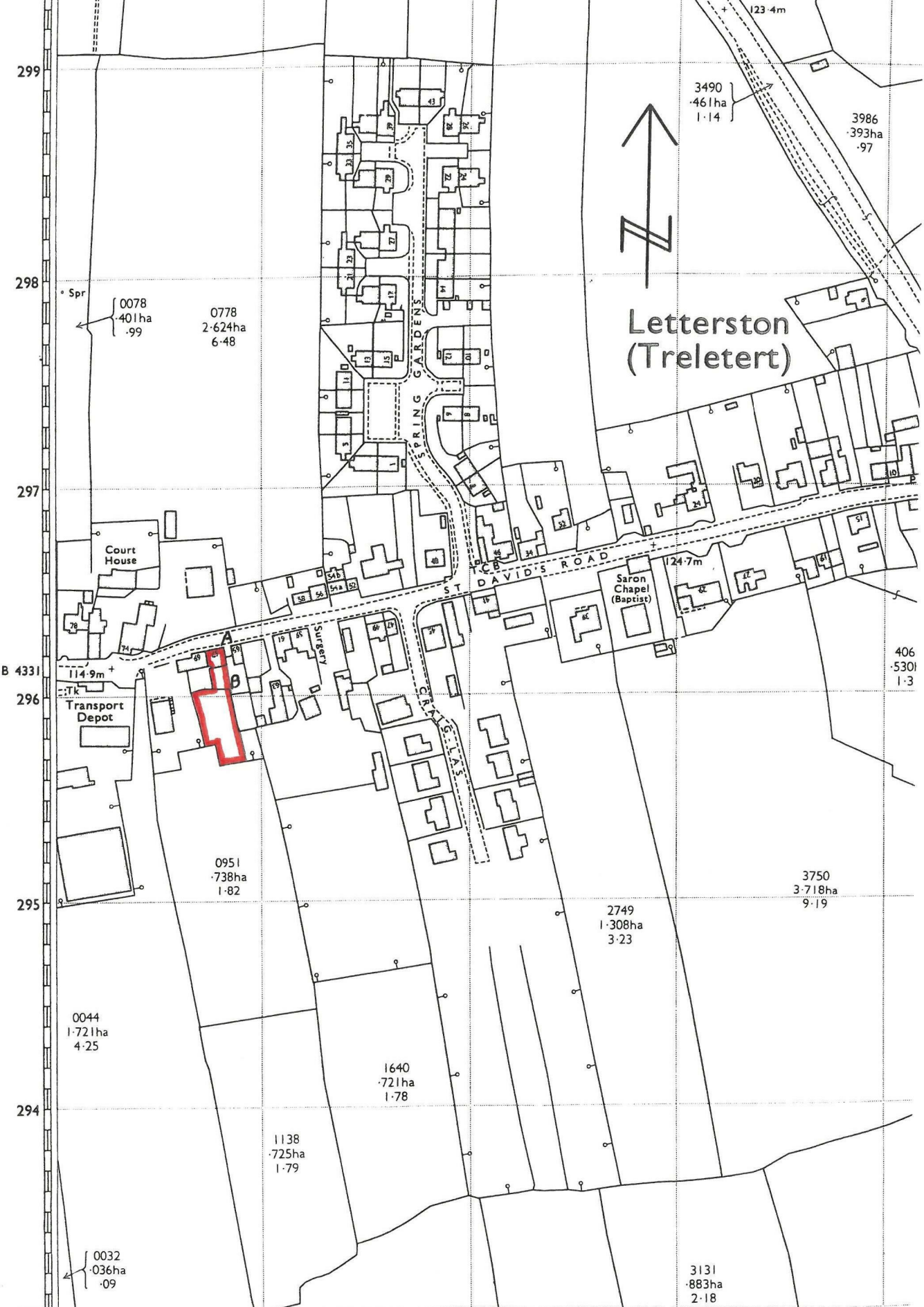
RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property between points "A" (St Davids Road) and "B" (The Property) on the Plan.

REMARKS

67 St Davids Road is a deceptively spacious 2 storey Cottage Residence which benefits from Oil Central Heating, uPVC Double Glazing and Loft Insulation. It is in good decorative order but is in need of some modernisation and updating. To the rear of the Property is a large Yard/Hardstanding together with a spacious Garage on which there is Residential Development Potential (subject to any necessary Planning Consents). Beyond the parking area and Garage is a good sized elevated Lawned Garden. There is also a Flower and Shrub Border together with ample Vehicular Parking and Turning Space. It is ideally suited for Family, early Retirement, Investment or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

SM 9229-9329



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B 4331

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Letterston
(Treletert)

67 St Davids Road,
Letterston, Haverfordwest, Pembrokeshire.

PLAN NOT TO SCALE

Plan for Identification Purposes Only.

0020
1.701ha

3321
.827ha

0078
401ha
.99

0778
2.624ha
6.48

3490
.461ha
1.14

3986
.393ha
.97

Court House

Transport Depot

Saron Chapel
(Baptist)

Cemetery

0951
.738ha
1.82

2749
1.308ha
3.23

3750
3.718ha
9.19

0044
1.721ha
4.25

1640
.721ha
1.78

1138
.725ha
1.79

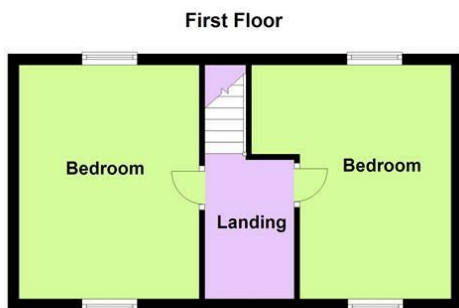
0032
.036ha
.09

3131
.883ha
2.18

0020
1.701ha

3321
.827ha

Floor Plan



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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