

WK/BT/58033/110717

DESCRIPTION

A 3 bedroom 2 bathroom detached house set in the pretty rural village of Letterston. The property was built 2004 and provides good size accommodation, a driveway with ample off-road parking to the front and gardens to the side and rear. Letterston is a village set approximately 5 miles from the coastal village of Fishguard and 9 miles from the larger town of Haverfordwest. The village has shops, post office, pubs and restaurant plus an award-winning fish and chip shop. There is a primary school and a regular bus service to both Fishguard and Haverfordwest. This is an ideal family home in a lovely location.

HALL

Double-glazed front door to hall, range of storage cupboards, staircase to first floor, tiled floor, door to:

LIVING ROOM

20'8 x 9'9 (6.30m x 2.97m)
Wood flooring, 2 radiators, double-glazed window to front and rear, wall mounted electric fire, telephone point.

DINING ROOM

14'1 x 13'11 (4.29m x 4.24m)
Tiled floor, radiator, double-glazed external door to rear, double-glazed window to side, door to:

CLOAKROOM

WC, wash hand basin, wall mounted Ariston gas fired LPG boiler servicing the hot water and central heating system, tiled floor, wash hand basin set into vanity unit.

UTILITY CUPBOARD

Plumbing for washing machine, provision for tumble dryer.

KITCHEN

10'7 x 7'5 (3.23m x 2.26m)
Range of fitted wall and base units with worktops over, 4 ring gas hob, electric oven, plumbing for dishwasher, 1 ½ bowl stainless steel sink with mixer tap, 2 double-glazed windows.

FIRST FLOOR LANDING

Fitted carpet, double-glazed windows to rear, radiator, access to insulated loft.

BEDROOM 1

12'6 x 11'1 (3.81m x 3.38m)
Fitted carpet, double-glazed windows to front and side,

radiator, door to:

EN SUITE BATHROOM

Suite comprising panel bath with shower attachment, WC, wash hand basin, radiator, laminate tiled floor, double-glazed window, radiator, loft access.

BEDROOM 2

11'5 x 9'9 (3.48m x 2.97m)
Double-glazed window to front, radiator, carpet.

BEDROOM 3

8'9 x 9'9 (2.67m x 2.97m)
Double-glazed window to rear, radiator, carpet.

SHOWER ROOM

Suite comprising of shower cubicle with Triton electric shower over, WC, wash hand basin, radiator, double-glazed window, tiled floor, electric light, shaver point, built-in storage unit with shelving.

EXTERNALLY

To the front is a paved drive and parking area, small garden area laid to lawn, gates on either side give access to the rear, raised paved patio, garden with a variety of fruit trees, built-in oven and 2 small ponds.

SERVICES

We are advised that mains water, electricity and drainage are connected. LPG gas central heating system.

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Fishguard, take the A40 towards Haverfordwest. On reaching the village of Letterston, take a right-hand turning at the crossroads signposted St Davids on B4331. Continue down this road and Number 60 will be found on the right-hand side with our for sale board.