

**The Annexe, 115A St. Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SL**

**Price Guide £99,950**

\*A conveniently located Semi Detached single storey Annexe/Cottage residence.

\*Comfortable Conservatory, Sitting Room, Dining Area, Galley Kitchen, 2 Bedrooms and Shower Room Accommodation.

\*LP Gas Central Heating, uPVC Double Glazing and Loft Insulation.

\*Enclosed Front Garden with Patio Areas, a Flower/Shrub Border, an Apple Tree, Roses etc etc.

\*Tarmac hardstanding to fore allowing for Off Road Vehicle Parking Space.

\*Ideally suited for a Single Person, a Couple, Investment or for Letting purposes.

\*Realistic Price Guide. Early inspection strongly advised.



## 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, Abereddy, 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.

The Annexe is situated within 600 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 600 yards or so and The Annexe is situated on the left hand side of the road adjacent to the Car Park and opposite BB Mathias Refrigeration Shop.

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

The Annexe comprises a Semi Detached single storey Dwelling of cavity concrete block/brick construction with part rendered and whitened roughcast elevations and part plastic clad elevations under a pitched composition slate and flat felt roofs. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

### Conservatory



13'0" x 5'6" (3.96m x 1.68m )

With uPVC double glazed windows, 3 wall spotlights, ceramic tile floor, radiator, 2 power points and a uPVC double glazed door to:-

### Sitting Room



15'0" x 9'6" approx (4.57m x 2.90m approx )

With fitted carpet, uPVC double glazed window with vertical blinds, double and single panelled radiators, 2 ceiling lights, telephone point, mains smoke detector, 6 power points, Drayton central heating timeswitch, doors to Bedroom 1 and Inner Hall and openings to Galley Kitchen and:-

### Dining Area



8'5" x 7'3" (2.57m x 2.21m )

With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light and 2 power points.

### Galley Kitchen



10'2" x 4'6" (3.10m x 1.37m )

With fitted carpet, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, range of floor and wall cupboards, cooker box, 6 power points, 4 ceiling spotlight, Manrose extractor fan, part tile surround, Beko freestanding 4 ring electric Cooker, Fridgemaster Refrigerator, Fridgemaster Freezer and door to:-

### Bedroom 2/Study



8'1" x 5'5" (2.46m x 1.65m)

With fitted carpet, uPVC double glazed window, ceiling light, double panelled radiator and 4 power points.

### Bedroom 1



9'8" x 9'4" (2.95m x 2.84m )

With fitted carpet,, uPVC double glazed window, artex ceiling, ceiling light, robe hooks and 6 power points.

### Inner Hall

3'3" x 2'10" (0.99m x 0.86m )

With fitted carpet, coat hooks, artex ceiling, door to Shower Room and door to Boiler Cupboard with shelf, plumbing for automatic washing machine, 2 power points and a Worcester wall mounted LP Gas Boiler (heating domestic hot water and firing central heating).

## Shower Room



9'8" x 5'7" (2.95m x 1.70m )

With vinyl floor covering, uPVC double glazed window with roller blind, toilet roll holder, towel rail, wall mirror, double panel radiator, ceiling light, artex ceiling, extractor fan, robe hooks and a white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Triton Biarritz II electric shower.

## Externally

Directly to the fore of the Property is a private enclosed Patio Garden with a raised Timber Decked Patio, Tarmacadamed Area and a small Paved Patio Area, Flower and Shrub Border, Roses and an Apple Tree which is bounded at the fore by a Conifer Hedge.

Directly to the fore of The Annexe is a tarmacadamed hardstanding which allows for Off Road Vehicle Parking Space.

## Services

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

## Tenure

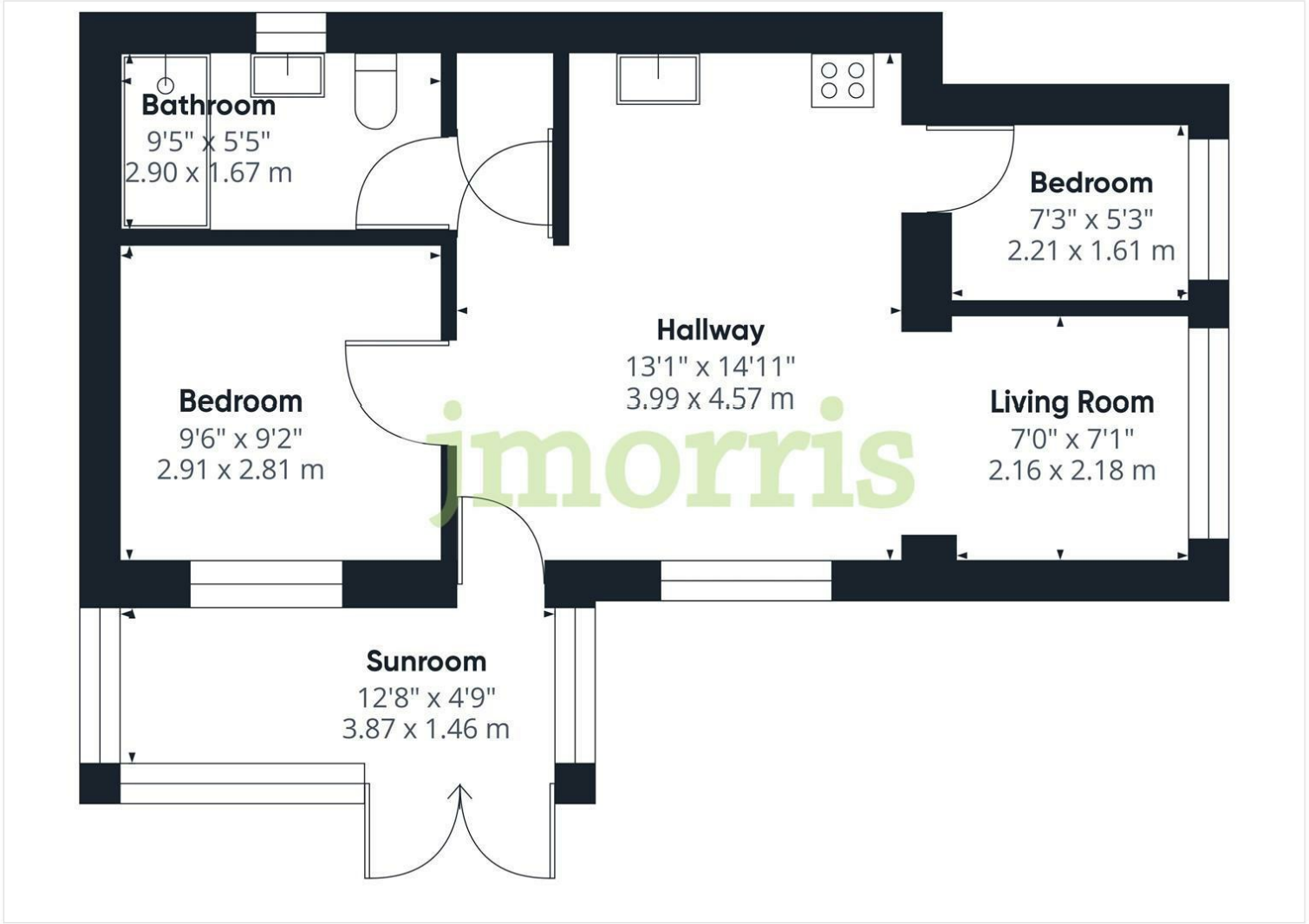
Freehold with Vacant Possession upon Completion.

## Remarks

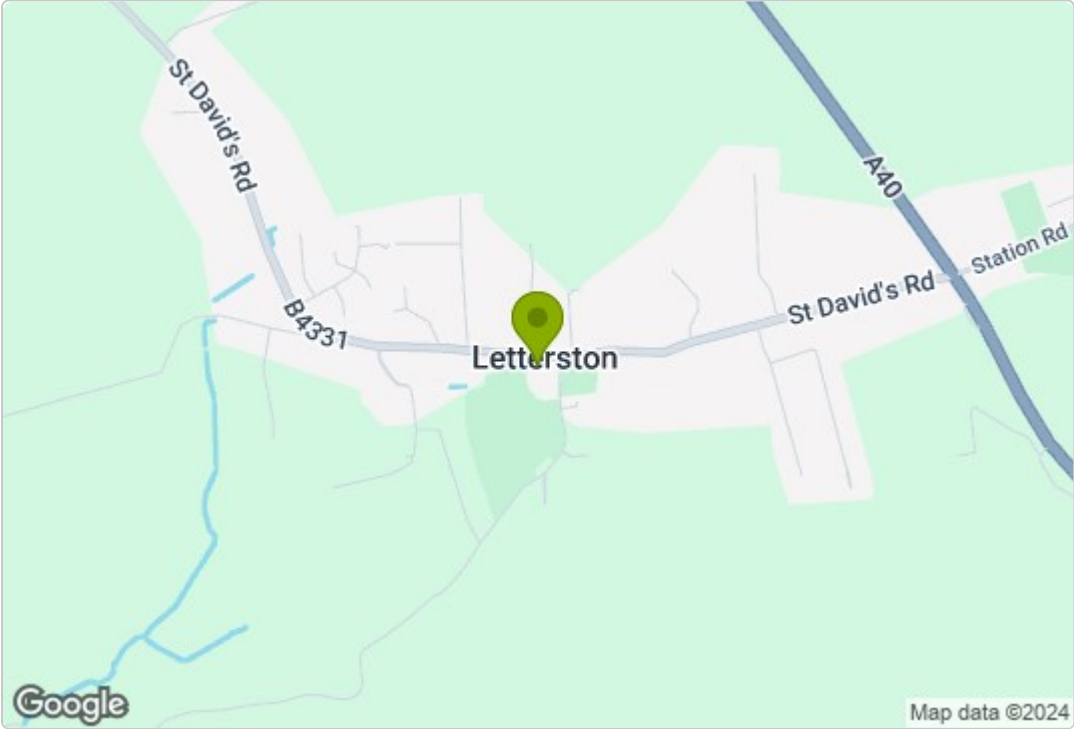
The Annexe is a comfortable Semi Detached single storey Dwelling which stands in a convenient location in this popular village and being ideally suited for a Single Person, a Couple, Investment or for Letting purposes. The Property is in good decorative order throughout benefitting from LP Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a Private Enclosed Patio Garden to the fore with Flowering Shrubs together with a Tarmacadamed Hardstanding allowing for Off Road Vehicle Parking Space. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



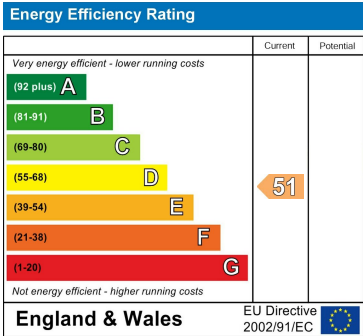
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - A

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 firms employment has the authority to make or give any representation or warranty in respect of the property.