



19B Craig Las, Letterston, Haverfordwest, Pembrokeshire, SA62 5SQ

Price Guide £275,000

- *An attractive well appointed Detached 2 storey Dormer Bungalow residence.
- *Deceptively spacious Sitting Room, Kitchen/Diner, 3 Bedrooms and 2 Bathroom accommodation.
- *Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Roof Insulation.
- *Easily maintained Front and Rear Lawned Gardens with Paved Patios etc.
- *Off Road Parking for 2 Vehicles at the fore.
- *Ideally suited for Family or Retirement purposes.
- *Internal inspection essential. Realistically Priced. EPC 'C'.

Situation

Letterston is a popular village which is situated 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 good range of Shops, a Butcher's Shop/Post Office, Primary School, Church, Chapel, a Repair Garage, Fish & Chip Shop Restaurant/Take-Away, a Charity Furniture Store, Petrol Filling Station/Store, an Agricultural Store, a Memorial/Community Hall and a Licensed Restaurant/Public House.

The well-known Market Town of Fishguard is within a short drive 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 also closeby 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, 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, Abereiddy, Abermawr, Aberbach, Pwllcrochan, The Parrog, Pwllgwaelod, Cwm-yr-Eglwys, and Newport Sands.

There are good road links from Letterston along the Main A40 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.

Craig Las is a medium sized residential estate which 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 St Davids and Mathry. Continue on this road for 300 yards or so and take the first turning on the left into Craig Las. Continue on this road for 50 yards or so and follow the road to the left and some 40 yards or so further on, 19B Craig Las is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest take the Main A40 road

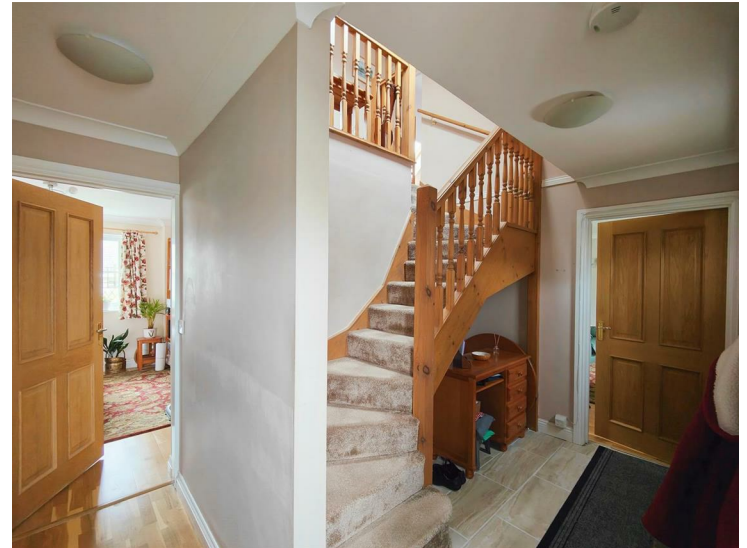
north for some 10 miles and in the village of Letterston take the turning on the left of the crossroads signposted to Mathry and St Davids. Follow directions as above.

Description

19B Craig Las comprises a Detached 2 storey Dormer Bungalow residence of a timber frame construction with an external skin of concrete block with rendered and whitened elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



8'8" x 7'9" (2.64m x 2.36m)

With a ceramic tile floor, staircase to First Floor, coved ceiling, ceiling light, double panelled radiator, telephone point, 1 power point, electricity consumer unit, understairs storage area, opening to Inner Hall and door to:-

Sitting Room



15'6" x 13'6" maximum (4.72m x 4.11m maximum)

With a laminate oak floor, uPVC double glazed window, ceiling light, 4 wall lights, coved ceiling, 18 power points, 2 TV points, wall mounted pebble effect electric fire with a painted pine surround and door to:-

Kitchen/Dining Room

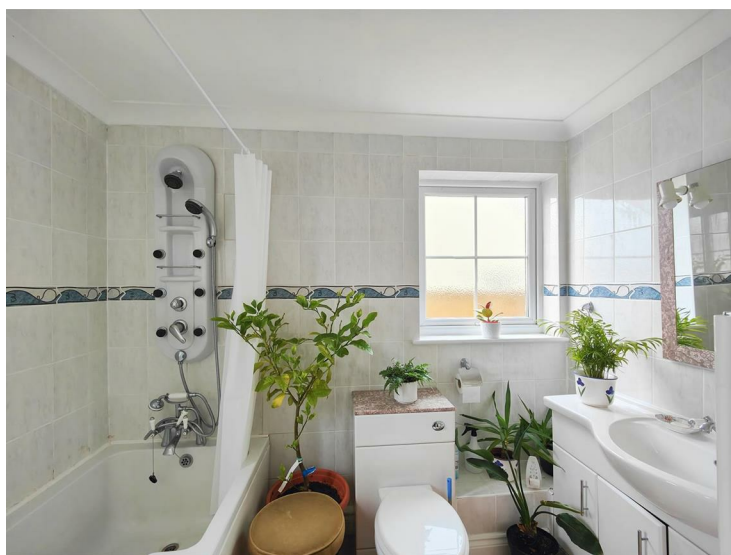


19'5" x 12'8" maximum (5.92m x 3.86m maximum)
With a part ceramic tile floor and a part laminated oak floor, ceiling light, range of fitted floor and wall cupboards, uPVC double glazed French door to Rear Garden, 2 uPVC double glazed windows, part tile surround, ample power points, built in Indesit electric Single Oven/Grill, 4 ring Ceramic Cooker Hob, Cooker Hood (externally vented), plumbing for automatic washing machine, part tile surround, fridge and freezer recesses, Beko LP Gas freestanding Cooker with 4 ring Hob, Oven and Grill, cooker box, inset one and a half bowl stainless steel sink unit with mixer tap, mains smoke detector, ceiling light/fan in Dining area, ceiling light in Kitchen and door to:-

Walk in Pantry Cupboard

With shelves, ceiling light and 1 power point.

Bathroom



8'8" x 5'4" (2.64m x 1.63m)

With ceramic tile floor, 2 uPVC double glazed windows, white suite of 'L' shaped Bath with shower attachment, Wash Hand Basin in a vanity surround and WC, fully tiled walls, tiled shelf, toilet roll holder, towel ring, electrically

heated towel rail/radiator, wall mirror with 2 lights over, shaver point, multi jet shower over bath, extractor fan, coved ceiling, ceiling light and robe hooks.

Inner Hall

9'1" x 3'5" (2.77m x 1.04m)

With a laminate oak floor, uPVC double glazed window, coved ceiling, ceiling light, 4 power points and doors to:-

Bedroom 1

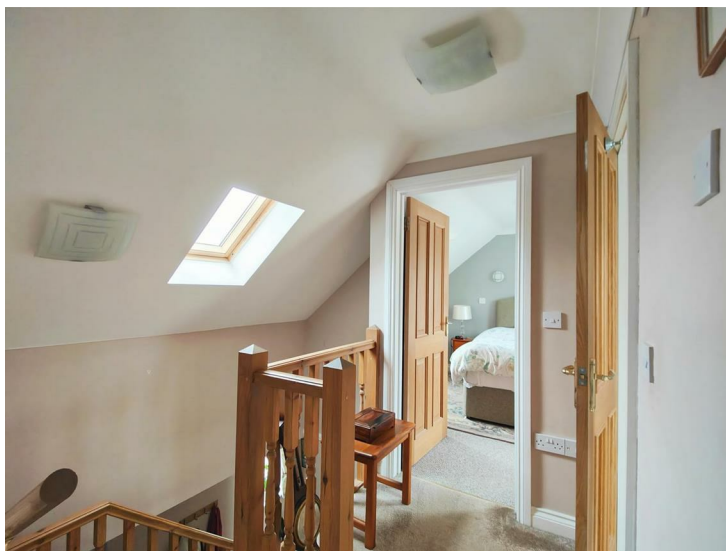


12'1" x 11'3" (3.68m x 3.43m)

With a laminate oak floor, uPVC double glazed window, coved ceiling, ceiling light and 2 wall lights, built in wardrobe with shelves, TV point and 12 power points.

First Floor

Landing



8'8" x 4'5" (2.64m x 1.35m)

With fitted carpet, coved ceiling, 4 power points, ceiling light, mains smoke detector, Velux window and an electric light over stairwell.

Bedroom 2



14'5" x 11'7" (4.39m x 3.53m)

With fitted carpet, Velux window, double and single panelled radiators, 2 wall lights and a ceiling light, built in wardrobe, TV point and 12 power points.

Bedroom 3



15'3" x 10'5" (4.65m x 3.18m)

With fitted carpet, uPVC double glazed dormer window, Velux window, radiator, ceiling light and 2 wall lights, TV point and 12 power points.

Bathroom



8'0" x 5'10" (2.44m x 1.78m)

With fully tiled walls, white suite of 'L' shaped panelled Bath with shower attachment, Wash Hand Basin and WC, radiator, ceramic tile floor, toilet roll holder, electrically heated towel rail/radiator, wall mirror with 2 lights over, towel ring, ceiling light, extractor fan, shaver point, Velux window and robe hook.

Externally



There is a concrete hardstanding directly to the fore of the Property which allows for Off Road Parking for 2 Vehicles together with Flowering Shrubs.

There is a gravelled path to both sides of the Bungalow and to the rear is a good sized Paved Patio and Flowering Shrubs and a Timber Potting Shed 10'0" x 8'0". There is also a Worcester External Oil Boiler (heating domestic hot water and firing central heating) together with a 1000 Litre Bunded Oil Tank. 3 Outside Power Points. 2 Outside Water Taps. 12 Outside Electric Lights and a wall Lantern Light.

Services

Mains Water (metered supply), Electricity and Drainage are connected. uPVC Double Glazing. Oil fired Central Heating. Cavity Wall and Roof Insulation. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

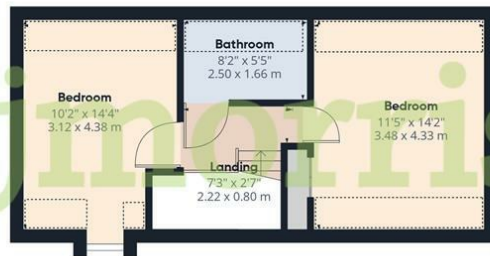
19B Craig Las is a comfortable well appointed Detached 2 storey Dormer Bungalow residence which has deceptively

spacious accommodation benefitting from Oil fired Central Heating, uPVC Double Glazing, Floor, Wall and Roof Insulation. It is in good decorative order throughout and is ideally suited for Family or Retirement purposes. It has Off Road Parking for 2 vehicles to the fore together with easily maintained Front and Rear Lawned Gardens, Paved Patios and Ornamental Stone Areas. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

Floor Plan

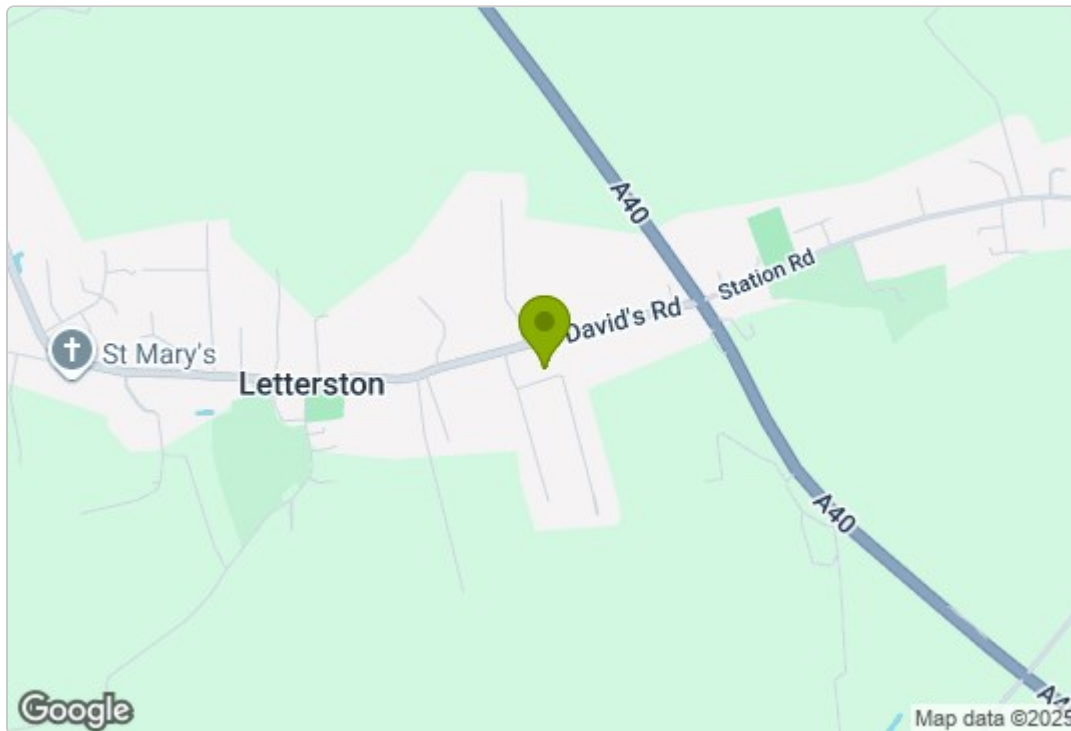


Floor 0



Floor 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			100 77
England & Wales		EU Directive 2002/91/EC. 	

Council Tax Band - E

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com