



8 Hyfrydle, Letterston, Haverfordwest, Pembrokeshire, SA62 5SN

Price Guide £120,000

- * A conveniently positioned Semi Detached (Ex Local Authority) single storey Bungalow Residence.
- * Hall, 2 Reception Rooms, Kitchen, Utility/Boiler Room, 2 Bedrooms, Wet Room and Separate WC accommodation.
- * Oil Central Heating, uPVC Double Glazed Windows and front Entrance Door.
- * Cavity Wall and Loft Insulation.
- * Reasonable sized front and rear Lawned Gardens with Conifers and a Camellia Bush.
- * Off Road Parking for One Vehicle. Timber Summer House/Garden Shed 7'0" x 6'0" requiring attention.
- * The Property carries an Occupancy Restriction which limits the Sale of the Property to parties who have resided in the old County of Dyfed i.e. Pembrokeshire, Cardiganshire or Carmarthenshire for at least 3 or more years.
- * The Property requires modernisation and improvement work and is suitable for First Time Buyers, a Couple or Retirement.
- * Early inspection strongly advised. 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, Abereiddi, Abermawr, Aberbach, Pwllcrochan, The Parrog, Pwllgwaed, 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.

8 Hyfrydle is situated within 500 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 550 yards or so passing Mathias Electrical Shop on the right and a 150 yards or so further on, 8 Hyfrydle is situated on the left hand side of the road (just prior to the turning on the right into Min-y-Llan). 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

8 Hyfrydle comprises a Semi Detached single storey Ex Local Authority Bungalow Residence of cavity brick and concrete block construction with part brick faced and mainly rendered and whitened elevations under a pitched interlocking concrete tiled roof. There is a single storey extension on the eastern gable end of the Bungalow of cavity concrete block construction with rendered and whitened elevations under a flat fibreglass roof.

Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



9'6" x 9'0" (2.90m x 2.74m)

("T" shaped maximum). With access to an Insulated Loft, radiator, ceiling light, telephone point, 1 power point, Mains Smoke Detector, Airing Cupboard and doors to Bedrooms, Wet Room, Separate WC and:-

Sitting Room



16'3" x 11'5" (4.95m x 3.48m)

With uPVC double glazed window overlooking rear Garden, radiator, 2 built in Storage Cupboards, 5 power points and a 15 pane glazed door to:-

Kitchen



10'4" x 8'8" (3.15m x 2.64m)
(maximum). With uPVC double glazed window, radiator, range of fitted floor and wall cupboards, single drainer stainless steel sink unit with hot and cold, cooker box, 5 power points, ceiling light, electricity consumer unit, electricity meter, part tile surround and opening to:-

Dining Room



11'1" x 8'5" (3.38m x 2.57m)
With 2 uPVC double glazed windows, ceiling light, radiator, 2 power points and a 15 pane glazed door to:-

Utility/Boiler Room



8'4" x 5'4" (2.54m x 1.63m)
With a Worcester freestanding Oil Combination Boiler

(heating domestic hot water and firing Central Heating), uPVC Double Glazed Window, ceiling light, 2 power points, extractor fan and a half glazed door (currently boarded) to rear Garden.

Bedroom 1 (rear)



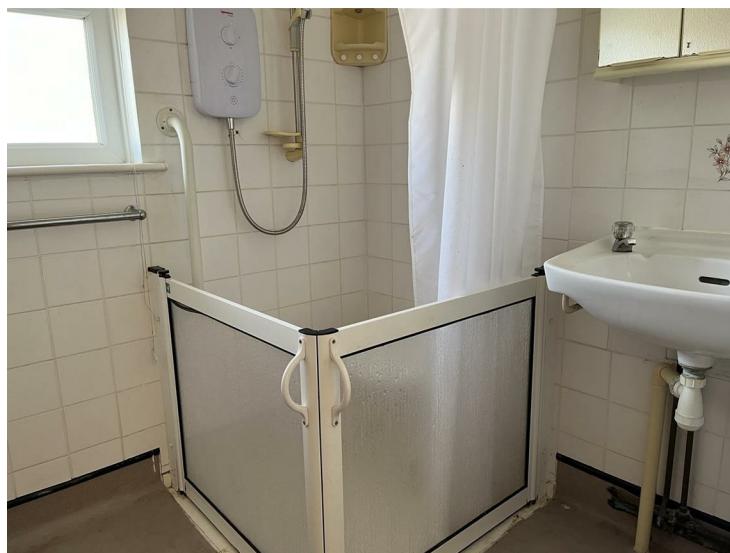
11'6" x 10'6" (3.51m x 3.20m)
With uPVC double glazed window, built in double wardrobe, fitted wardrobes and cupboards, ceiling light, 2 power points and a radiator.

Bedroom 2 (front)



9'6" x 7'4" (2.90m x 2.24m)
With uPVC double glazed window, radiator, ceiling light and 2 power points.

Wet Room



5'8" x 5'7" (1.73m x 1.70m)

With non-slip vinyl floor covering, uPVC double glazed window, suite of Wash Hand Basin and a tiled shower area with low level shower doors and a Redring Bright Electric Shower, Manrose extractor fan, ceiling light, 2 towel rings, radiator, bathroom cabinet and a shower curtain and rail.

Separate WC

5'9" x 2'8" (1.75m x 0.81m)

With uPVC double glazed window, ceiling light and WC.

Externally



There is a Lawned Garden to the fore which is bounded by a Rock Face Concrete Block Wall. Adjacent to the Lawned Garden and directly to the fore of the single storey extension is a Concrete Hardstanding which allows for Off Road Parking for One Vehicle. There is a Paved and Concrete Path surround to the Property and to the rear is a reasonable sized elevated Lawned Garden with Conifers and a Camellia Bush. There is also a:-

Timber Summer House/Garden Shed

7'0" x 6'0" (2.13m x 1.83m)

(Apx) in a poor state of repair.

Oil Tank.

Outside Electric Light and an Outside Water Tap.

The approximate boundaries of 8 Hyfrydle are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water, Electricity and Drainage are connected. Oil Central Heating. uPVC Double Glazed Windows and front Entrance Door. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

OCCUPANCY RESTRICTIONS

The Property carries an Occupancy Restriction which limits the Sale of the Property to parties who have resided in the Old County of Dyfed i.e. Pembrokeshire, Cardiganshire and Carmarthenshire for at least 3 or more years.

REMARKS

8 Hyfrydle is a conveniently positioned Semi Detached single storey Bungalow Residence which is in need of modernisation, updating and refurbishment and being ideally suited for First Time Buyers, a Couple or for Retirement purposes. The Property has 2 Reception and 2 Bedroom accommodation benefiting from Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has Off Road Parking for One Vehicle as well as front and rear Lawned Gardens. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



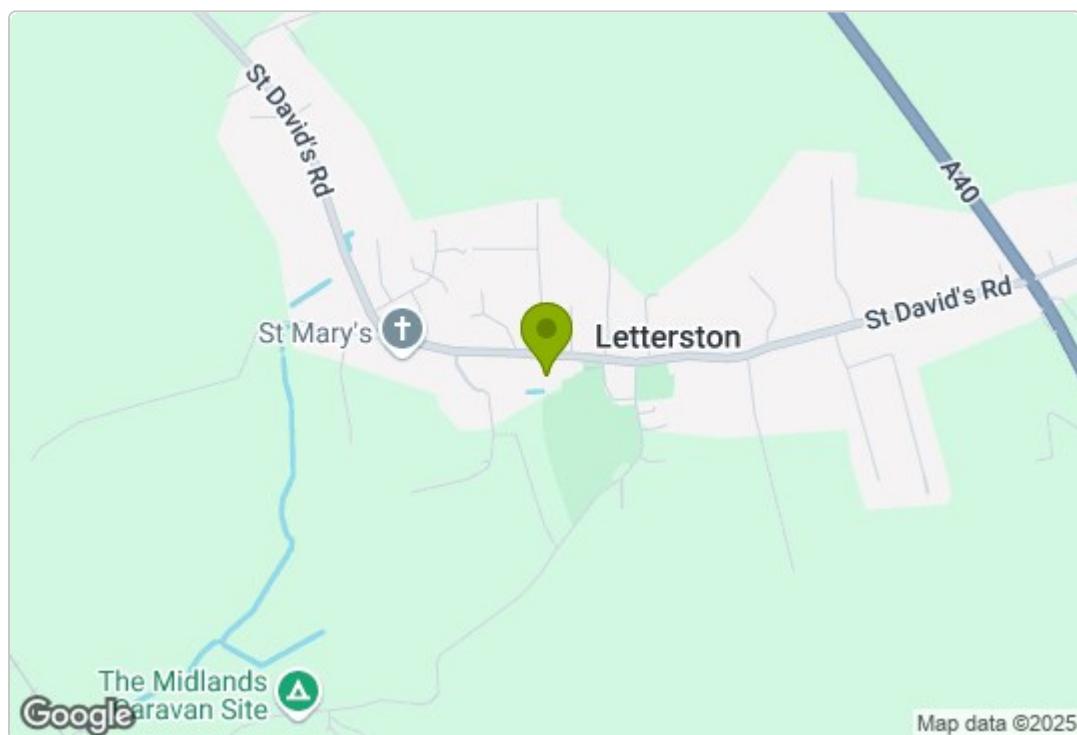
8 Hyfrydle,
Letterston, Haverfordwest, Pembrokeshire.

Scale 1/2500.

Plan for Identification Purposes Only.

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B

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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