



1 Summerhill, Letterston, Haverfordwest, SA62 5UB

Price Guide £215,000

*A deceptively spacious end terrace Pembrokeshire cottage, based in a popular rural village,

*Open plan living room, Kitchen, 3 Bedroom and 1 Bathroom

*Oil fired Central Heating

*Off road vehicle parking for 2

*Large lawned garden with rural views which offering great entertainment space

*EPC Rating TBC

Overview

This quintessential 3 bedroom end of terrace pembrokehire cottage is set in a private location accessible by it own track. This south facing property with an off set garden offer constant light, openness, and space also has the benefit of off road parking and oil central heating, with bridal paths and walking tracks taking you into rural Pembrokeshire are all close by.

The property is hidden but easy access to the A40. Situated in Letterston which is a popular Village which is situated between the County and Market Town of Haverfordwest and the Market and Coastal Town of Fishguard. There are good road links 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. In our opinion properties of this nature are very few and far between and very rarely are on the market

Directions

From Fishguard, take the Main A40 Road south for some 5 miles and in the village of Letterston, proceed through the village and through the crossroads and a few hundred yards or so further along, the petrol station is situated on the right. Take the turning on the Haverfordwest side of garage and take the track to the left and continue on this road for 150 yards or so and 1 Summerhill is the first property on the right.

Porch



4'11" x 4'11" (1.5 x 1.5)

With ceiling light, built in show shelving and door leading into

Open Plan Living / Dining Room



24'7" x 12'9" (7.5 x 3.9)

With 2 hardwood (painted) double glazed windows, radiators, open beamed ceiling, 2 ceiling lights, stone fireplace with Woodburner on an quarry tiled hearth, TV point, 8 power points, smoke detector, telephone point, alcove with bookshelves, and a pine door to

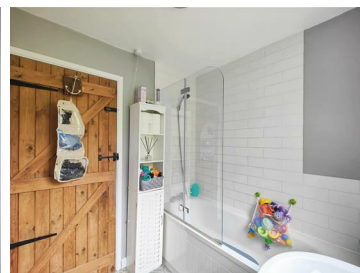
Kitchen



9'10" x 9'2" (3 x 2.8)

With a range of floor and wall cupboards, stainless steel sink unit with mixer tap, 2 hardwood (painted) double glazed windows, half glazed hardwood door to exterior, part tiled surround, plumbing for washing machine and access to insulated a partial boarded loft.

Bathroom



6'2" x 5'10" (1.9 x 1.8)

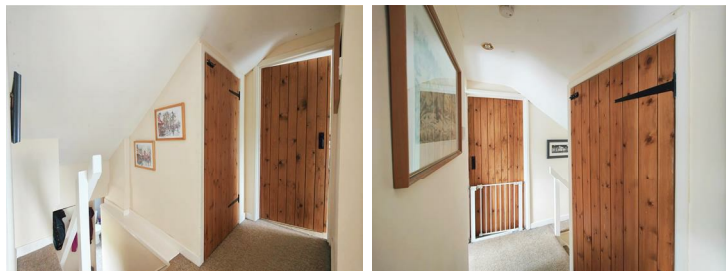
Newly fitted white suite of Bath with over head shower attachment and glass folding screen, WC, hand wash basin, ceiling light and radiator.

Inner Landing

With fitted carpet, coat hooks, radiator, staircase to First Floor, hardwood double glazed

First Floor

Landing



With fitted carpet, power point and door leading to airing cupboard which is housing a prelagged immersion tank and shelving.

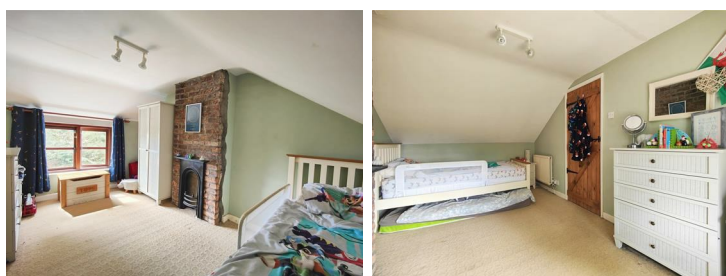
Bedroom 1



13'9" x 8'6" (4.2 x 2.6)

With fitted carpet, hardwood double glazed window with affording rural views, ample power points,

Bedroom 2



13'9" x 8'6" (4.2 x 2.6)

With fitted carpet, hardwood double glazed window with affording rural views, ample power points, feature cast iron fireplace with brick surround

Bedroom 3



6'6" x 6'6" (2 x 2)

With fitted carpet, hardwood double glazed window with affording rural views, ample power points,

Garden



A private large lawned garden, with slate areas where affording rural views can be enjoyed. Garden shed and oil tank.

Services

Mains Water, Septic tank drainage, Mains electric, Fibre broadband available

Additional Information

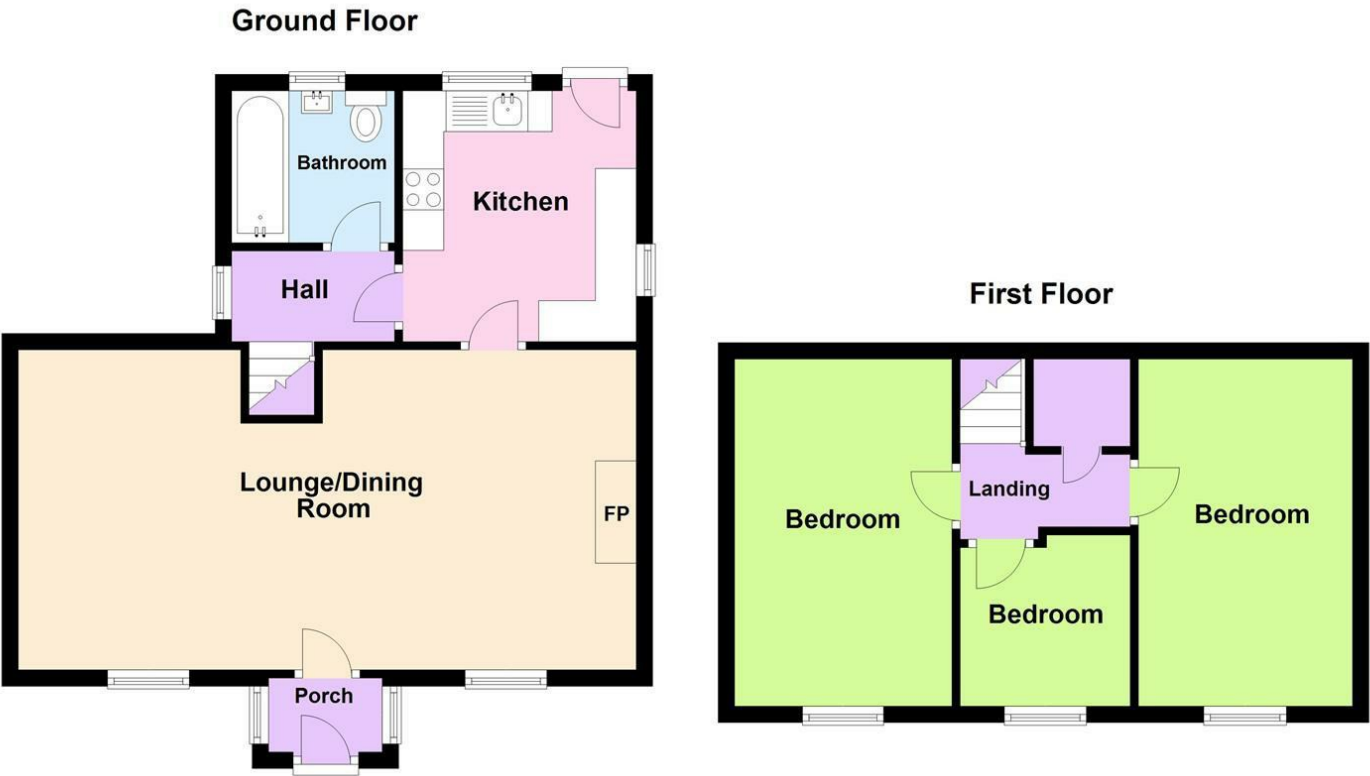
Under the consumer protection regulations we are obliged to inform you that the owner of this property is an employee of JJ Morris LTD.

Rights of ways ,1 Summerhill enjoys Vehicular and Pedestrian access rights over the hard surfaced track off the Main A40 Fishguard to Haverfordwest road.

Tenure

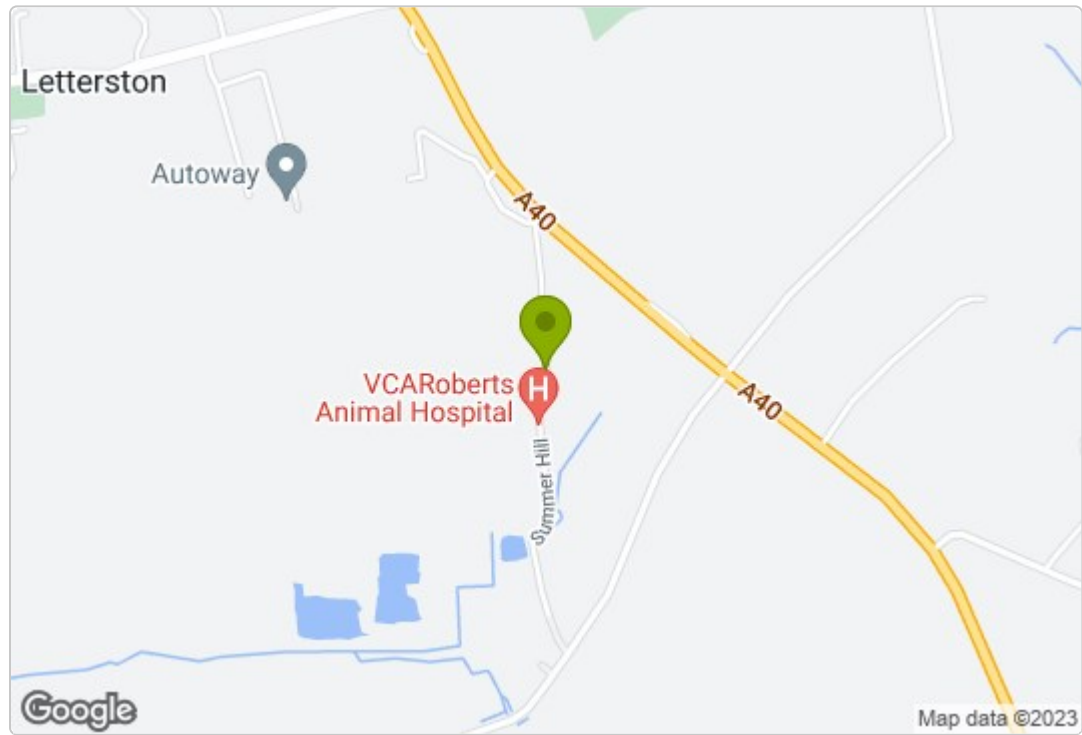
We are advised that the property is Freehold

Floor Plan

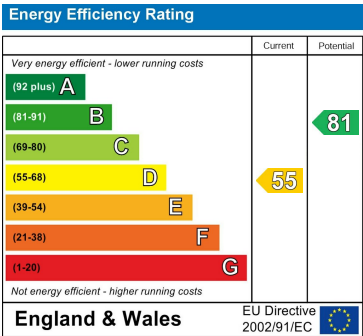


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced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

Area Map



Energy Efficiency Graph



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.

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