



23 Spring Gardens, Letterston, Haverfordwest, Pembrokeshire, SA62 5SH

Price Guide £165,000

23 Spring Gardens is centrally located in the popular village of Letterston. This attractive Semi Detached single storey Ex LA Bungalow, houses a comfortable living room, kitchen/diner, 2 bedrooms, bathroom and utility room and would be suited for all types of buyers from first time buyers or even investment opportunities. Externally the property has a great sized rear Lawned Garden with a Timber Garden Shed which offers a fantastic space and is fully secure. The property is set back in a peaceful area but is within walking distance to all the local amenities and the A40 which offers transport links all over the county. 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 has the benefit of several Shops, a Post Office/Butchers Shop, Primary School, Church, 2 Chapels, a Public House, 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 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, a Post Office, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at Abercastle is within 5 ½ 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, Cwm-yr-Eglwys, Pwllgwaelod 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.

Spring Gardens is a mixed Local Authority/Private Residential Cul de Sac which is situated within 300 yards or so of the centre of the village and the Main A40 Fishguard to Haverfordwest road. 23 Spring Gardens is situated within 450 yards or so of the centre of the village and the Main A40 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 into St Davids Road and signposted St Davids and Mathry. Continue on this road for 300 yards or so and take the first turning on the right into Spring Gardens. Continue on this road for 150 yards or so and 23 Spring Gardens is situated in the second Cul-de-Sac on the left. A 'For Sale' board is erected in the front garden.

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 St Davids and Mathry. Follow directions as above.

Description

23 Spring Gardens comprises a Semi Detached single storey bungalow residence of cavity concrete block/brick construction with part reformite stone and mainly rendered and roughcast elevations under a pitched concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



16'3" x 4'10" (4.95m x 1.47m)

With fitted carpet, Dimplex storage heater, coat hooks, 2 power points, ceiling light, smoke detector (not tested), access to an Insulated and part Boarded Loft, built in Airing Cupboard with shelves housing a lagged copper hot water cylinder and immersion heater on timeswitch and doors to Bathroom, Bedrooms and:-

Sitting Room



16'3" x 12'6" (4.95m x 3.81m)

With fitted carpet, tiled open fireplace with back boiler (heating domestic hot water), ceiling light, uPVC double glazed window, wiring for Satellite TV, Creda storage heater, TV aerial cable, 6 power points and a half glazed door to:-

Kitchen/Dining Room



13'0" x 9'0" (3.96m x 2.74m)

With a terrazzo tiled floor, uPVC double glazed window overlooking rear garden, range of fitted floor and wall cupboards, built in electric Single Oven/Grill, 4 ring Ceramic Hob, Cooker Hood (externally vented), cooker box, 9 power points, inset single drainer porcelain sink unit with mixer tap, part tile surround, 4 ceiling spotlight, coved ceiling, plumbing for dishwasher or washing machine, storage heater and a uPVC double glazed door to:-

Utility Room



9'0" x 8'7" (2.74m x 2.62m)

With quarry tile floor, inset single drainer stainless steel sink unit with mixer tap, part tile surround, uPVC double glazed window, 4 downlighters, plumbing for automatic washing machine, 4 power points, tile splashback and uPVC double glazed doors to front and rear garden.

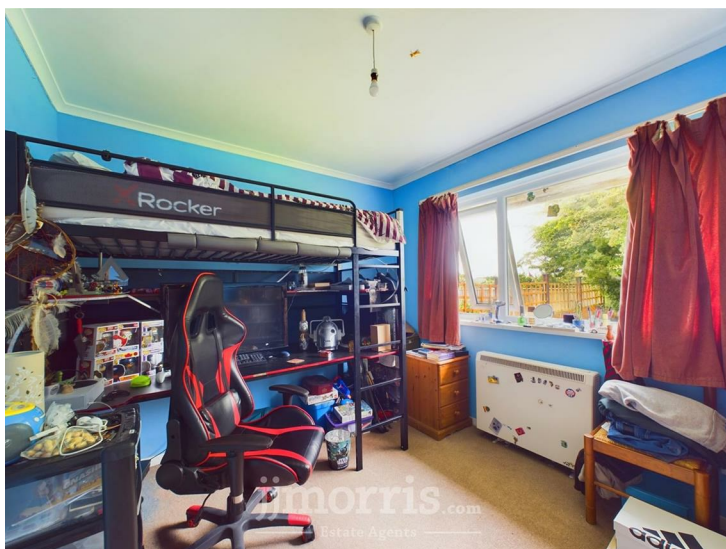
Bedroom 1



12'5" x 10'0" (3.78m x 3.05m)

With fitted carpet, uPVC double glazed window, coved ceiling, ceiling light, Dimplex storage heater and 2 power points.

Bedroom 2 (Rear)



10'1" x 9'1" (3.07m x 2.77m)

With fitted carpet, uPVC double glazed window, Dimplex storage heater, coved ceiling, ceiling light and 2 power points.

Bathroom



6'5" x 5'7" (1.96m x 1.70m)

With terrazzo tile floor, uPVC double glazed window, white suite of panelled Bath, Wash Hand Basin and WC, glass shower screen, Triton Marbella electric shower over bath, extractor fan, part tile surround, ceiling light, mirror fronted bathroom cabinet, toilet roll holder and a Powerflow wall mounted fan heater.

Externally



There is a Lawned Garden to the fore with Flowering Shrubs, Hydrangeas and a small chipping hardstanding on which stands a Plastic Garden Shed 6'0" x 4'0". The Front Garden is bounded by a rendered concrete block/brick wall. To the rear of the Property is a good sized enclosed Lawned Garden together with a Timber Garden Shed 10'0" x 8'0".

Outside Electric Light and Outside Water Tap.

The boundaries of 23 Spring Gardens are edged in red on the attached Plan to the Scale of 1/2500.

Services

Mains Water (metered supply), Electricity and Drainage

are connected. Economy 7 Electric Heating. uPVC Double Glazed Windows and Doors. Cavity Wall Insulation. Loft Insulated and part Boarded. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

Occupancy Restriction

The Property has an Occupancy Restriction limiting 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

23 Spring Gardens is an comfortable, well appointed Semi Detached ex local authority single storey Bungalow residence which stands in this popular village within easy reach of the County and Market Town of Haverfordwest. The Property is in good decorative order benefitting from uPVC Double Glazing, Economy 7 Electric Heating and both Cavity Wall and Loft Insulation. In addition, it had good sized Front and Rear Lawned Gardens with Flowering Shrubs as well a Timber Garden Shed 10'0" x 8'0". It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

DYFED COUNTY

941 942 943 944

0002 308ha 76
0800 899ha 222
1500 380ha 94
1900 409ha 101
2400 1377ha 340
3100 134ha 33
4100 770ha 190

2600 2066ha 511
1234m
3490 461ha 114
3986 393ha 97

0078 401ha 99
0778 2624ha 648

Letterston (Treletert)

UPPER TERRACE 1274m
Bank
P.O. B 4331
Garage

4061 530ha 131

3750 3718ha 919

0951 738ha 182

1149m
TK
Transport Depot

1138 725ha 179

721ha 178

23 Spring Gardens,
Letterston, Haverfordwest, Pembrokeshire

Plan Not to Scale.

Plan For Identification Purposes Only

0044 1721ha 425

Letterston
(Treletert)

**23 Spring Gardens,
Letterston, Haverfordwest, Pembrokeshire**

Plan Not to Scale.

Plan For Identification Purposes Only

0044
1.721 ha
4.25

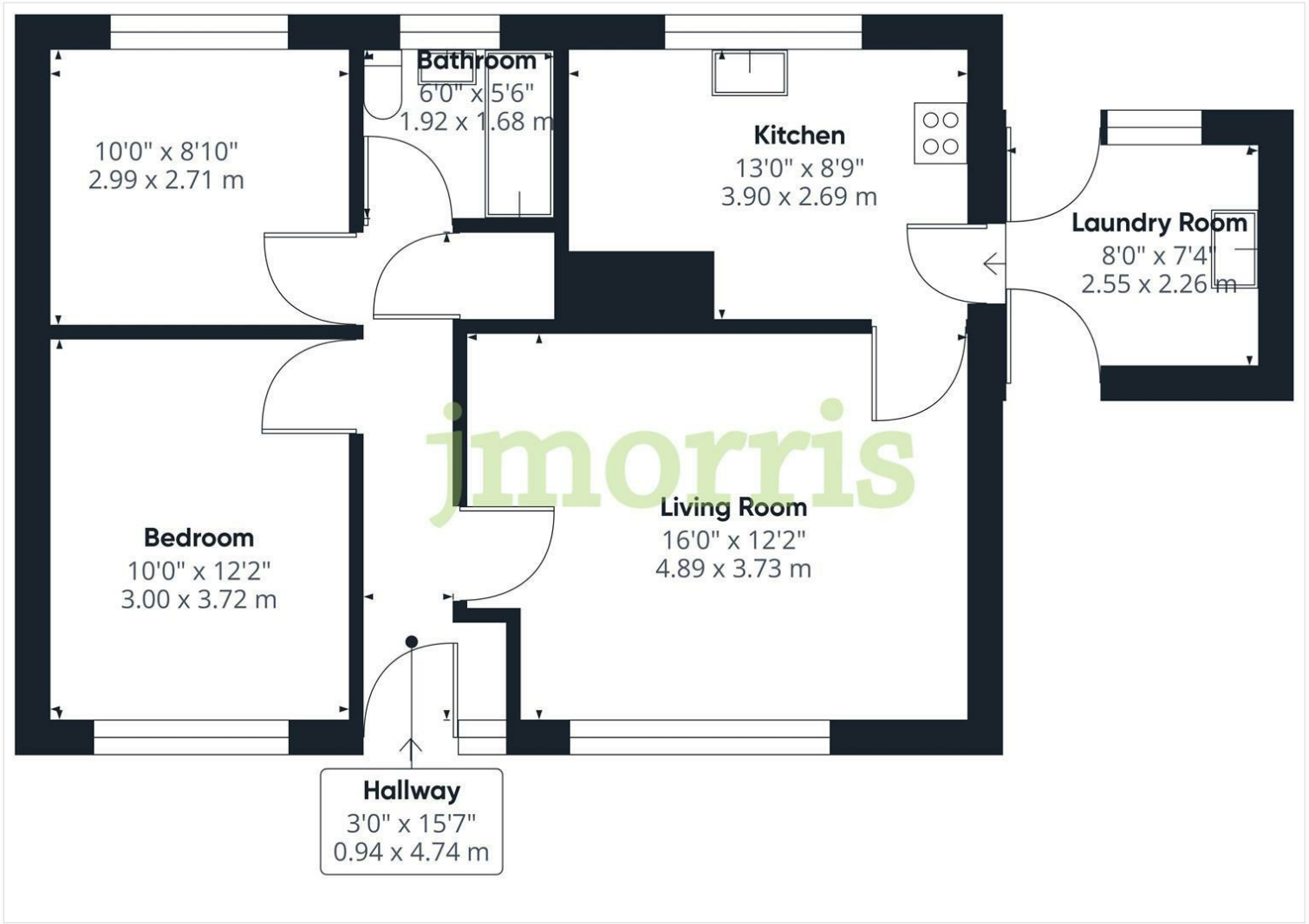
1138
·725ha
1·79

·721 ha
1.78

3750
3.718ha
9.19

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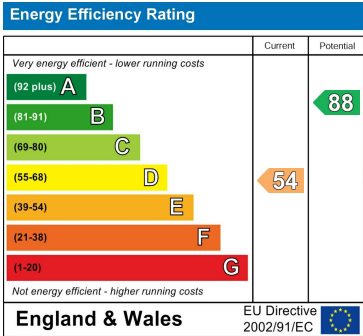
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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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