



Moorlands, 155 St. Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SS

**Price Guide £328,500**

- \* A deceptively spacious Detached 2 storey Dormer Bungalow Residence.
- \* Well appointed 2/3 Reception, 3/4 Bedroom, Kitchen/Diner, Utility and 2 Bath/Shower Room accommodation.
  - \* Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Roof Insulation.
  - \* Spacious Garage/Workshop as well as ample Off Road Vehicle Parking and Turning Space.
- \* Good sized easily maintained front and rear Lawned Gardens with Flowering Shrubs, Hydrangeas, Fuchsias, Flower Beds, raised Vegetable Beds, Soft Fruits etc etc.
  - \* Ideally suited for Family or early Retirement purposes.
  - \* Early inspection strongly advised. Realistically priced.

## 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, Aberiddy, 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.

Moorlands stands inset off St Davids Road and is situated within a half a mile 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 half a mile or so and follow the road to the right and some 200 yards or so further on, Moorlands 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 at the crossroads, signposted to Mathry and St Davids. Follow directions as above.

## DESCRIPTION

Moorlands comprises a Detached 2 storey Dormer Bungalow Residence of cavity brick and concrete block construction with rendered and coloured elevations under a pitched tiled roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

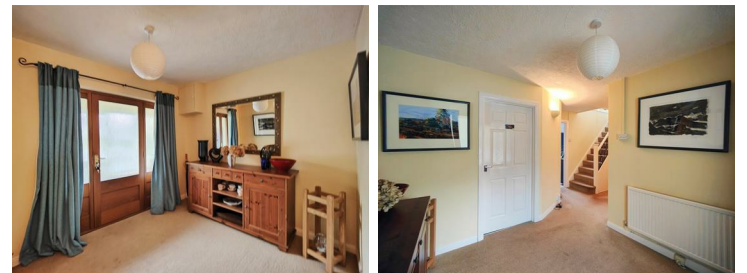
#### Porch



9'7" x 5'0" (2.92m x 1.52m)

With coat hooks, a laminate (Slate effect) Tile floor, ceiling light and an attractive hardwood door to:-

### Reception Hall



10'6" x 9'6" (3.20m x 2.90m)

(maximum). With fitted carpet, radiator, ceiling light, wall uplighter, telephone point, 2 power points, opening to Inner Hall and door to:-

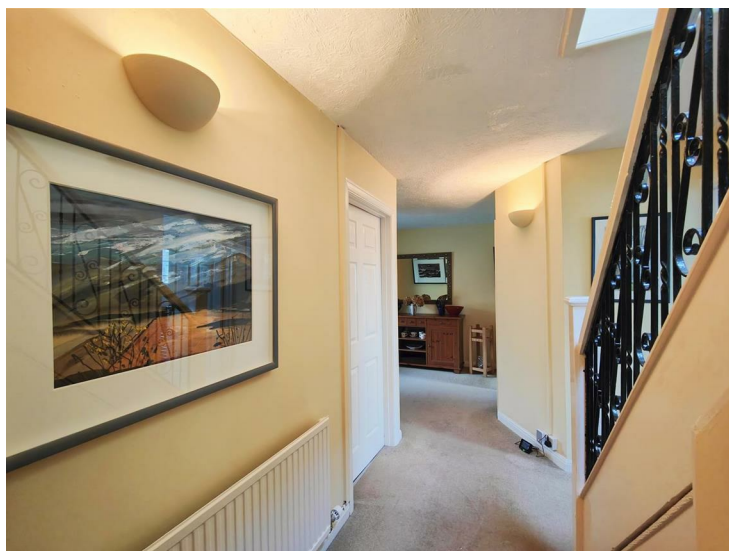
### Study/Bedroom 4



12'1" x 8'11" (3.68m x 2.72m)

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

### Inner Hall



10'9" x 7'0" (3.28m x 2.13m)

("L" shaped maximum). With fitted carpet, staircase to First Floor, understairs cupboard, radiator, ceiling light, wall uplighter, smoke detector (not tested), 15 pane glazed door to Kitchen, doors to Bathroom and:-

### Bedroom 3



12'10" x 10'8" (3.91m x 3.25m)

With fitted carpet, radiator, uPVC double glazed window, fitted wardrobes with central dressing table, ceiling light and 4 power points.

### Bathroom



7'7" x 7'4" (2.31m x 2.24m)

With vinyl floor covering, white suite of pine panelled Bath with Shower attachment, Wash Hand Basin and WC, Triton Amber 111 Electric Shower over Bath, shower curtain and rail, fully tiled walls, Chrome heated towel rail/radiator, ceiling light, mirror tiles, toilet roll holder, extractor fan and a uPVC double glazed window with roller blind.

### Kitchen/Dining Room



20'0" x 12'0" (6.10m x 3.66m)

(approximate measurement). With a laminate (Slate effect) tile floor, Morso Multifuel Stove on a raised Slate hearth, painted tongue and groove clad wall, 2 No. 4 ceiling spotlights, range of fitted floor and wall cupboards with Beech worktops, inset single drainer one and a half bowl Porcelain sink unit with mixer tap, double panelled radiator, Hotpoint slot in Cooker with 4 ring Ceramic Hob, Single Oven and Grill, American fridge/freezer recess, Cooker Hood (externally vented), part tile surround, cooker box, 11 power points, telephone point, uPVC double glazed window with roller blind, opening to Sun Room and a door opening to:-

## Utility Room



12'3" x 5'0" (3.73m x 1.52m)

With a laminate (Slate effect) tile floor, 2 uPVC double glazed windows, uPVC double glazed door to rear Garden, ceiling light, inset single drainer stainless steel sink unit with mixer tap, floor cupboards, plumbing for washing machine and dishwasher and 2 power points.

## Sun Room



10'3" x 8'9" (3.12m x 2.67m)

With a laminate (slate effect) tile floor, 4 power points, uPVC double glazed windows, alcove with shelves and a double panelled radiator.

## Sitting Room

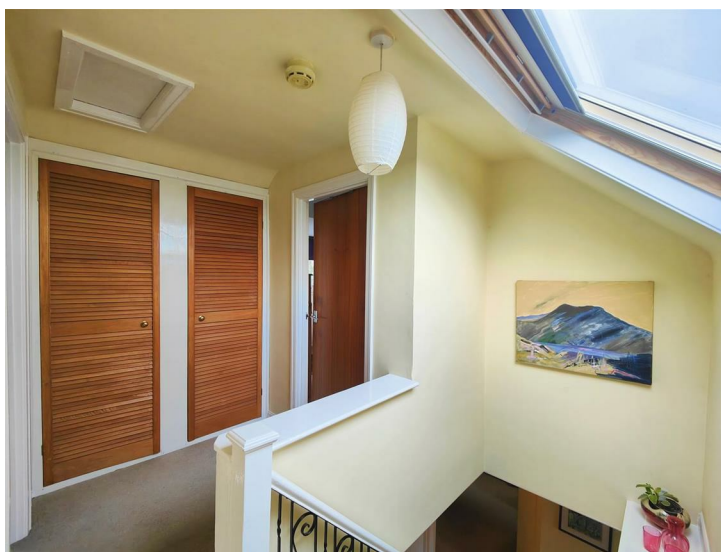


15'11" x 12'6" (4.85m x 3.81m)

With fitted carpet, uPVC double glazed window, radiator, Slate fireplace housing a Bosca Multifuel Stove on a raised Slate hearth, ceiling light, 2 wall uplighters, 6 power points and wiring for Satellite TV.

## FIRST FLOOR

### Landing



9'6" x 6'4" (2.90m x 1.93m)

With fitted carpet, ceiling light, Velux window with blind, access to an Insulated Loft and built in wardrobes with louvre doors.

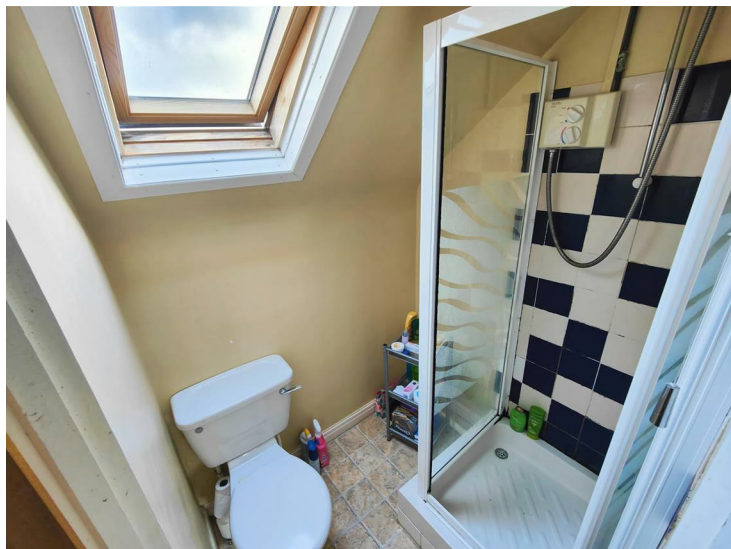
### Bedroom 1



16'10" x 14'10" (5.13m x 4.52m)

(maximum measurement). With fitted carpet, uPVC double glazed dormer window with roller blind, Velux window with blind, Wash Hand Basin, tile splashback, wall light, access to under eaves storage space, radiator, TV point, 4 power points and door to:-

### En Suite Shower Room



With vinyl floor covering, Velux window, white suite of WC and a glazed and tiled Shower Cubicle with a Tivoli Eight Electric Shower and a ceiling light.

### Bedroom 2



14'10" x 13'3" (4.52m x 4.04m)

With fitted carpet, Velux window with blind, uPVC double glazed dormer window with roller blind, walk in Airing Cupboard with shelves housing a pressurised hot water cylinder and immersion heater, Honeywell Central Heating timeswitch, built in cupboard with radiator and shelves, wall mirror, TV point, ceiling light and 4 power points.

### EXTERNALLY

A gated entrance and a tarmacadamed drive leads into the Property and allows for ample Vehicle Parking and Turning Space and gives access to a:-

### Lean-to Garage



27'0" x 11'2" (8.23m x 3.40m)

Of concrete block construction with a corrugated cement fibre roof. It has a metal up and over door and a pedestrian door at the fore as well as 2 uPVC double glazed windows

and a half glazed door to rear Garden. In addition, it has a strip light, 4 power points and a Worcester Danesmoor 15/19 Oil Boiler (heating domestic hot water and firing central heating).

There is a reasonable sized Lawned Garden to the fore with Flowering Shrubs, Hydrangeas and Mature Trees as well a Slate Paved and Concrete Path giving access to a good sized rear private Lawned Garden with Concreted and Paved Patio areas, Flowering Shrubs, Flower Beds, Spring Bulbs, Hydrangeas, Buddleia, Fuchsias, Soft Fruit Beds etc etc. In addition, there is a:-

### Eden Aluminium Greenhouse

8'0" x 6'0" (2.44m x 1.83m)

and a Bunded Oil Tank.

At the southern end of the Garden is a:-

### Garden Shed

13'6" x 10'0" (3.96m x 3.05m)

Of concrete block construction with a corrugated iron roof.

Outside Water Tap and an Outside Sensor Light.

The boundaries of the Property 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 Glazing. Cavity Wall and Loft/Roof Insulation. Broadband Connection. Telephone, subject to British Telecom Regulations.

### TENURE

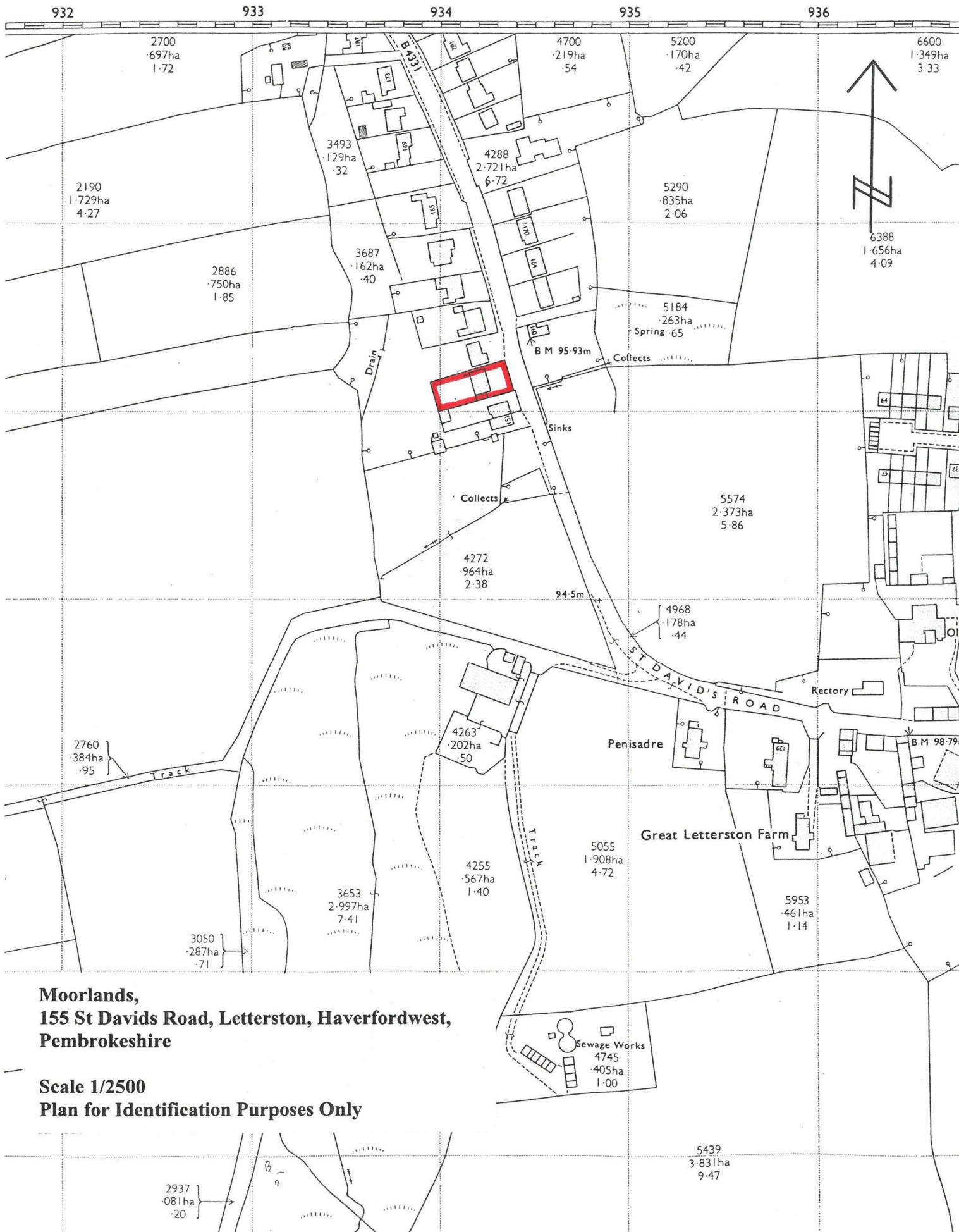
Freehold with Vacant Possession upon Completion.

### REMARKS

Moorlands is an attractive Detached 2 storey Dormer Bungalow Residence which stands in it's own good sized established Gardens and Grounds in a quiet location and within half a mile or so of the centre of the village and the Main A40 Fishguard to Haverfordwest Road. The Property is in good decorative order benefiting from Oil Central Heating, uPVC Double Glazing and both Cavity Wall and Loft/Roof Insulation. In addition, it has good sized, easily maintained front and rear Gardens as well as a spacious Garage/Workshop and ample Off Road Vehicle Parking and Turning Space. It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

# HEIGHTS IN METRES

ESELI DISTRICT



**Moorlands,  
155 St Davids Road, Letterston, Haverfordwest,  
Pembrokeshire**

**Scale 1/2500  
Plan for Identification Purposes Only**

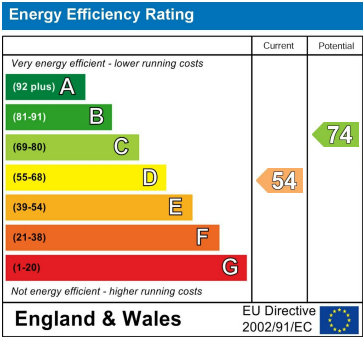
Floor Plan



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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