

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water  
Heating: Oil  
TAX: E

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/09/25/DRAFT  
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

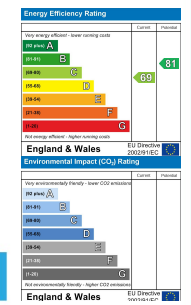
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



**8 Nant Y Ffynnon, Letterston, Haverfordwest, Pembrokeshire, SA62 5SX**

- Detached House
- Beautifully Presented
- Well Tended Gardens
- Oil Fired Central Heating
- Master Bedroom With En-Suite Shower Room
- Four Double Bedrooms
- Double Garage
- Popular Village Location
- Two Reception Rooms And Conservatory
- EPC Rating: C



Offers Around £400,000

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8 Nant Y Ffynnon is a beautifully presented detached house located on the periphery of the sought after village of Letterston, approximately 10 miles from Haverfordwest. The layout of the property briefly comprises of an entrance porch and hallway with cloakroom, living room, dining room, kitchen and utility room, and a conservatory on the ground floor. On the first floor is a landing leading to 4 bedrooms, the master boasts an en-suite shower room, and a family bathroom. The property is in an immaculate decorative order with neutral tones and a solid oak floor, double glazing and oil fired central heating.

Externally, a block paved driveway provides ample off road parking, and access to the detached double garage. At the rear, there is a very well tended garden which is laid to lawn and patio with decorative bedding areas.

This is a lovely family home, viewing is highly recommended!

The village of Letterston comprises a primary school, village store, butcher/post office, public house and two large recreational areas, all of which are within walking distance of the property. The village is conveniently located between the County Town of Haverfordwest and the town of Fishguard which are serviced by public transport and all within easy driving distance to the North Pembrokeshire Coastline and the ferry terminal to Ireland.



### DIRECTIONS

From our office in Haverfordwest proceed up High Street into Dew Street and follow the one way system to the right into Albert Street and Barn Street, straight over the mini roundabout and take the road signposted A40 Fishguard. Proceed on this road passing through Wolfscastle until reaching Letterston. Turn left at the crossroads onto St Davids road, follow the road down out of the village, where you will see the turning to Nant Y Ffynnon on the right hand side. The property will be found on the first left turning as you enter the cul-de-sac.

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See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.