



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 Central Heating

TAX: Band E

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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

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.

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626



## Llys Parselle 96 St. Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SJ

- End Terrace House
- Modern Kitchen
- Parking to Rear
- Enclosed Rear Garden
- Oil Central Heating

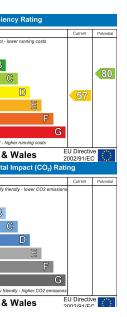
**£350,000**

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**The Agent that goes the Extra Mile**





A deceptively spacious end of terraced house which has been extended not only offers character but has a modern twist too and is located in the sought after location of St Davids Road, Letterston.

The layout of the property briefly comprises of a porch, a lounge leading to a grand hallway, following on to a second reception room, kitchen diner, WC, storage room and boot room. The first floor offers four bedrooms, the master has its own ensuite, a family bathroom and shower room, whilst the landing is open making it a perfect place for a seating area. Property benefits from double glazing and oil central heating.

Externally to the front is a gated entrance with an enclosed front garden with mature trees and shrubs with a path that leads to the front door. To the rear is a patio area, leading on to a lawned area, this property also has another lawned area with summer house.

The village of Letterston is conveniently located within easy driving distance of the North Pembrokeshire Coastline and the town of Fishguard, with all its amenities and facilities, together with the ferry terminal to Ireland. The Preseli Hills, popular with walkers, are also within easy reach, as is the County Town of Haverfordwest, with its mainline train station, hospital, library, leisure centre and swimming pool, supermarkets, retail parks, secondary schools, further education college etc and access to the A40.



## 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 Wolscastle until reaching Letterston. Turn left at the crossroads onto St Davids road, follow the road down, keep going past the convenience store on the left, the property can be found further down the road on the right hand side. What3words tidy.portfolio.bought

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