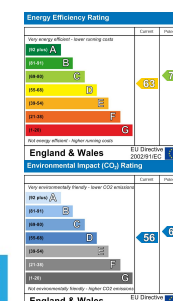




### Primrose Cottage Letterston, Haverfordwest, Pembrokeshire, SA62 5TJ

- Detached Property
- Near Village of Letterston
- Kitchen Diner
- Bathroom & Shower Room
- Off Road Parking
- Rural Location
- Oil Heating
- Four Bedrooms
- Sitting in Approximately 0.39 of an Acre
- EPC Rating: D



Offers In The Region Of **£299,950**

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



View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: We are advised Freehold  
Tax: Band D

DRAINAGE - We are advised this property is serviced by private drainage

LG/LG/03/20/OK/LG

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

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**The Agent that goes the Extra Mile**



Primrose Cottage is a detached property set in a rural location near the village of Letterston, which has easy access to the nearby towns of Haverfordwest and Fishguard. The two storey accommodation briefly comprises of a large kitchen diner, sitting room with a multi fuel burner, bedroom and family bathroom on the ground floor, and a further three bedrooms (one is currently used as a study/office) and a shower room on the first floor. The property also benefits from having double glazing and oil fired central heating. Externally there is a drive way to the side providing off road parking, and to the rear a sizeable lawned garden with mature shrubs and trees, and another garden to the side with four sheds.

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.



**Kitchen Diner**

25'3 x 15'7 (7.70m x 4.75m)

**Bedroom Three**

18'8 x 13'10 (5.69m x 4.22m)

**Sitting Room**

22'1 x 15'0 max (6.73m x 4.57m max)

**Dressing Room**

9'5 x 4'10 (2.87m x 1.47m)

**Bedroom**

10'1 x 13'10 (3.07m x 4.22m)

**Bedroom Four/Office**

11'8 x 8'4 (3.56m x 2.54m)

**Bathroom**

9'3 x 12'7 (2.82m x 3.84m)

**Shower Room**

5'3 x 9'5 (1.60m x 2.87m)

**First Floor**

**Bedroom Two**

9'3 x 12'7 (2.82m x 3.84m)



**DIRECTIONS**

From our office in Fishguard take the A40 until you reach the village of Letterston. At the crossroads turn left, continue down Station Road. As you approach the outskirts of the village you reach a sharp left bend, turn left (sign posted Trecwn) follow this road until you reach a crossroads, turn right (sign posted Puncteston), continue for a short distance and the property will be the second one on your left hand side.

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