



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 Central Heating

**TAX:** Band C

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

SSG/AMA/05/24/OK EJL

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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.

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

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**The Old School 1 St. Giles Court, Letterston, Haverfordwest, Pembrokeshire, SA62 5TF**

- Well Presented
- Four Bedrooms
- Rural Village
- Allocated Parking & Garden
- Oil Central Heating

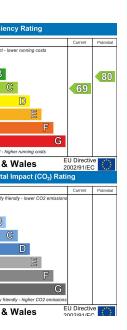
**£325,000**

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**The Agent that goes the Extra Mile**





Welcome to the Old School House, lovingly updated by the current owner creating a warm and welcoming country home. The house is located in a cul-de-sac with views to the rear across the fields and hills toward Mathry.

With 3/4 bedrooms & 2 bathrooms, The Old School House would make a great home for a growing family, with the downstairs bedroom and shower room ideal for inter-generational living as well as guests.

The layout briefly comprises a tiled hallway, with under-stair storage, equipped with lighting and power. A bronze-coloured traditional cast iron style radiator blends perfectly with the decor.

Half-glazed oak sliding doors lead into the sitting room, with full-height windows and deep window sills looking out toward the rolling fields and hills to Mathry. The living space includes a wood-burning stove. The kitchen is fitted with Shaker-style units and solid brass cabinet hardware, a Belfast sink, a built-in dishwasher and washing machine, and bin storage, making for a sleek, uncluttered finish. The window above the sink looks out across the garden to the hills beyond. There is a five-plate induction hob and double oven, and a built-in wine cooler. A breakfast bar adds additional storage and allows this to be a communal space for day-to-day or with guests.

The downstairs room is currently a bedroom, ideal for step-free access around the house. It could be used as an additional reception room or office/playroom. The sliding door makes the most of the space, comfortably fitting a double bed. There is also a shower room with a walk-in shower, toilet basin and storage on the ground floor.

Upstairs are a further 3 bedrooms and a family bathroom. The master bedroom is a mezzanine above the lounge and benefits from views out and across the hills, a Velux window and exposed wooden beams. Bedrooms 2 & 3 also have exposed beams and the 3rd bedroom would make an ideal office. The bathroom is fitted with a double-ended bath, shower above, WC & sink.



## DIRECTIONS

From our Haverfordwest office take the A40 to Fishguard, passing through Wolfscastle. On reaching the village of Letterston, turn left at the crossroads towards St Davids and Mathry. Continue down the road, passing the Spa shop and St Giles Church, and turn left at the War Memorial. The entrance to St Giles Court is a hundred yards or so on the left and the property will be found on your left hand side as indicated by our For Sale Board. What3words: meanest.freedom.absorbing

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