



**31 Nant Y Ffynnon,
Letterston, Haverfordwest
SA62 5SX**

£249,950

3 Bed Detached Bungalow
Double Garage/Parking
Gardens To Side And Rear
Rural Village Location
Lovely For Family/Retirement
EPC Rating.

0708

DESCRIPTION

A spacious detached bungalow set on a private estate in the village of Letterston. The property was built by a local builder to a high standard and offers well laid out accommodation comprising of 3 bedrooms, 2 reception rooms and 2 bathrooms. There is a double garage, off road parking and gardens to the side and rear.

Letterston village benefits from local amenities including a pub, primary school, post office, butchers, convenience store and restaurants, including an award winning fish and chip shop! The village lies approximately 5 miles from the coastal town of Fishguard and 10 miles or so from the larger town of Haverfordwest.

This is a lovely property ideal for a family or retirement.

HALL

Enter via front door, double glazed windows, airing cupboard with radiator and shelving, 2 storage cupboards, fitted carpet, radiator.

SITTING ROOM

17'7 x 12'8 (5.36m x 3.86m)
Two double glazed windows, French doors to garden, gas stove on marble hearth, TV point, fitted carpet, exposed ceiling beams, 2 radiators.

DINING ROOM

10'9 x 9'9 (3.28m x 2.97m)
Double glazed door to rear, fitted carpet, radiator.

BREAKFAST KITCHEN

11'8 x 10'1 (3.56m x 3.05m)
Double glazed window overlooking garden, range

of fitted wall and base units with worktops over, 1½ bowl stainless steel sink with mixer tap, integral fridge, eye-level double electric oven, 4 ring gas hob, ceiling down lights, tiled flooring, radiator.

UTILITY ROOM

7'1 x 5'5 (2.16m x 1.65m)
Wall and base units with worktops over, circular stainless steel sink, plumbing for washing machine, Worcester oil fired boiler servicing the hot water and central heating system, tiled flooring, double glazed external doors to rear.

BEDROOM ONE

14'11 x 9'2 (4.55m x 2.79m)
Two double glazed windows, fitted carpet, radiator.

EN-SUITE SHOWER ROOM

Shower cubicle with mains shower, WC, wash hand basin, towel radiator, ceiling down lights, tiled walls and flooring.

BEDROOM TWO

12'8 x 9'8 (3.86m x 2.95m)
Double glazed window to rear, double glazed French doors to side, 2 built-in double wardrobes, fitted carpet, radiator.

BEDROOM THREE

11'8 x 5'9 (3.56m x 1.75m)
Double glazed window, fitted carpet, radiator.

BATHROOM

Double glazed window, suite comprising bath with mains shower over and shower door, WC, wash hand basin, shaver/light point, extractor fan, fitted carpet, radiator.

EXTERNALLY

To the front is a paved

driveway leading to the **DOUBLE GARAGE 19' x 18'9** with electric up and over door, electricity and lighting connected. To the side is a gate giving access to the oil tank and vegetable garden. To the rear is a good sized garden laid mainly to lawn with a variety of shrubs and flowers.

SERVICES

We are advised mains water, electricity and drainage are connected to the property with oil fired central heating.

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Fishguard take the A40 to Letterston. On reaching the crossroads turn right onto St Davids road. Proceed along passing the shop and the Jubilee pub until bearing right on a corner, take the next turning right onto Nant-y-Ffynnon and take the next right where you will find number 31.