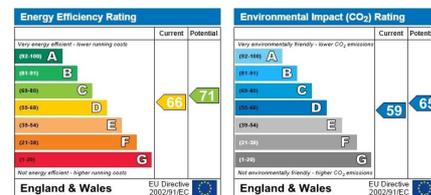




33 Nant Y Ffynnon, Letterston, Haverfordwest SA62 5SX

Offers in the region of £215,000

2 Bed Detached bungalow
Well Presented throughout
DG and OFCH
Garage and Gardens
EPC Rating. D



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WK/RO/76523/220720

DESCRIPTION

A well presented detached bungalow set on a private estate in the rural village of Letterston. The property is double glazed and has an oil fired central heating system, low maintenance gardens to the front and enclosed patio and garden to the rear with a conservatory. There is off road parking and a garage. 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.

HALL

Enter via front door, double glazed window to front, cloaks cupboard, airing cupboard with radiator and shelving, telephone point, laminate flooring, radiator.

LOUNGE/DINING ROOM

17'7 x 12'7 (5.36m x 3.84m)
Double glazed window to front, double glazed sash window to rear, fireplace with built-in gas fire, TV point, exposed ceiling beams, laminate flooring, 2 radiators, doors to:

CONSERVATORY

7'9 x 7'7 (2.36m x 2.31m)
Double glazed windows around, laminate flooring, external door to garden.

KITCHEN

13' x 7'9 (3.96m x 2.36m)
Range of fitted wall and base units with worktops over, stainless steel single drainer sink unit, eye-level electric oven, 4 ring electric hob with extractor over, integral fridge/freezer, plumbing for washing machine, freestanding Worcester oil fired boiler servicing the domestic hot water and central heating, double glazed window to rear, ceiling down lights, tiled flooring, radiator.

BEDROOM 1

12'8 x 9'4 (3.86m x 2.84m)
Double glazed sash window x 2, laminate flooring, radiator.

BEDROOM TWO

12'8 x 8'4 (3.86m x 2.54m)
Double glazed sash window x 2, laminate flooring, radiator.

SHOWER ROOM

Double glazed window, suite comprising walk-in shower cubicle with mains shower over, WC, wash hand basin set in vanity unit, chrome towel radiator, extractor fan, tiled walls and flooring.

EXTERNALLY

To the front of the property is a gravelled low maintenance garden area with paved driveway to the side which leads to the **GARAGE 19' x 9'4** with electric up and over door, double glazed window, pedestrian door and power and lighting connected. A gate gives access to the rear where there is a good sized paved patio and gravelled area with trees, shrubs, **GREEN HOUSE**, oil tank and water tap.

SERVICES

Mains water, electric and drainage are connected. 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 X roads 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 no 33 the fourth along.