



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

Offers in the region of £365,000

4/5 Bed Detached House
DG and OFCH
Double Garage and Gardens
Rural Village Location.
EPC TBC

RW/RO/77392/110920

DESCRIPTION

A well presented 4/5 bedroom detached house set on a popular small private estate in the rural village of Letterston. This property comprises 4 double bedrooms, 3 reception rooms and 3 bathrooms. There is off road parking, double garage with electric doors and good sized gardens. Letterston village has 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 or so to the coastal town of Fishguard to the north and 10 miles or so south to the larger town of Haverfordwest. There is a regular bus service to both. This property is an ideal family home in such a lovely location.

ENTRANCE HALL

4.2m x 2.9m (13'9" x 9'6")
Staircase to first floor with storage cupboard under, carpet, radiator, door to:

LIVING ROOM

5.5m x 3.8m (18'1" x 12'6")
Two double glazed sash windows, fireplace with inset gas stove, TV and telephone point, ceiling beams, carpet, radiators, French doors opening to:

CONSERVATORY

2.5m x 3.8m (8'2" x 12'6")
Double glazed windows, Flotex flooring, double glazed external doors to patio and garden.

DINING ROOM

2.9m x 3.7m (9'6" x 12'2")
French doors from hall, double glazed sash window, ceiling beams, vinyl flooring, radiator, French doors to:

KITCHEN/DINER

3.5m x 5.4m (11'6" x 17'9")
Double glazed sash windows, range of fitted wall and base units with worktops over, 1.5 bowl sink unit with mixer tap, double electric oven with electric hob and extractor over, integrated dishwasher, breakfast bar, TVV and

telephone point, Flotex flooring, radiator, double glazed door leading to patio.

UTILITY ROOM

3.5m x 2.3m (11'6" x 7'7")
Double glazed windows, base unit with sink, plumbing for washing machine, cupboard housing oil boiler servicing hot water and central heating, slate tiled flooring, double glazed external door to rear.

CLOAKROOM

1.4m x 1.4m (4'7" x 4'7")
Suite comprising WC, wash hand basin, vinyl flooring, double glazed window.

BEDROOM 4

3.5m x 3.8m (11'6" x 12'6")
Double glazed sash window, TV point, carpet, radiator, double glazed external door leading to patio.

EN-SUITE

1.9m x 1.9m (6'3" x 6'3")
Suite comprising shower cubicle with mains shower, WC, wash hand basin, light/shaver point, extractor fan, vinyl flooring.

FIRST FLOOR LANDING

3.5m x 4.2m (11'6" x 13'9")
Double glazed windows, airing cupboard, carpet.

BEDROOM 3

3.2m x 3.6m (10'6" x 11'10")
Double glazed windows, TV and telephone point, loft hatch, Flotex flooring.

BATHROOM

2.0m x 3.6m (6'7" x 11'10")
Suite comprising jacuzzi corner bath with shower attachment, WC, wash hand basin, light/shaver point, part tiled walls, vinyl flooring, radiator.

BEDROOM 2

3.2m x 5.5m (10'6" x 18'1")
Double glazed windows, built-in wardrobe, TV and telephone point, carpet, radiator.

STUDY

2.8m x 3.1m (9'2" x 10'2")
Double glazed windows, TV and telephone point, carpet, radiator.

MASTER BEDROOM

3.5m x 4.8m (11'6" x 15'9")

Two double glazed windows, TV and telephone point, carpet, radiator, door to:

EN-SUITE

1.7m x 2.4m (5'7" x 7'10")
Suite comprising shower cubicle with body jet shower, WC, wash hand basin, light/shaver point, vinyl flooring, radiator, Velux window.

EXTERNALLY

The property is approached via a paved driveway providing ample parking/turning space. There is a **DOUBLE GARAGE** with 2 electric doors, pedestrian door and double glazed window. To the side and rear of the property is a large patio and good sized gardens laid to lawn with oil tank, outside water tap and outside lights.

SERVICES.

We are advised that 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 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 left where you will find no 3 the third along.