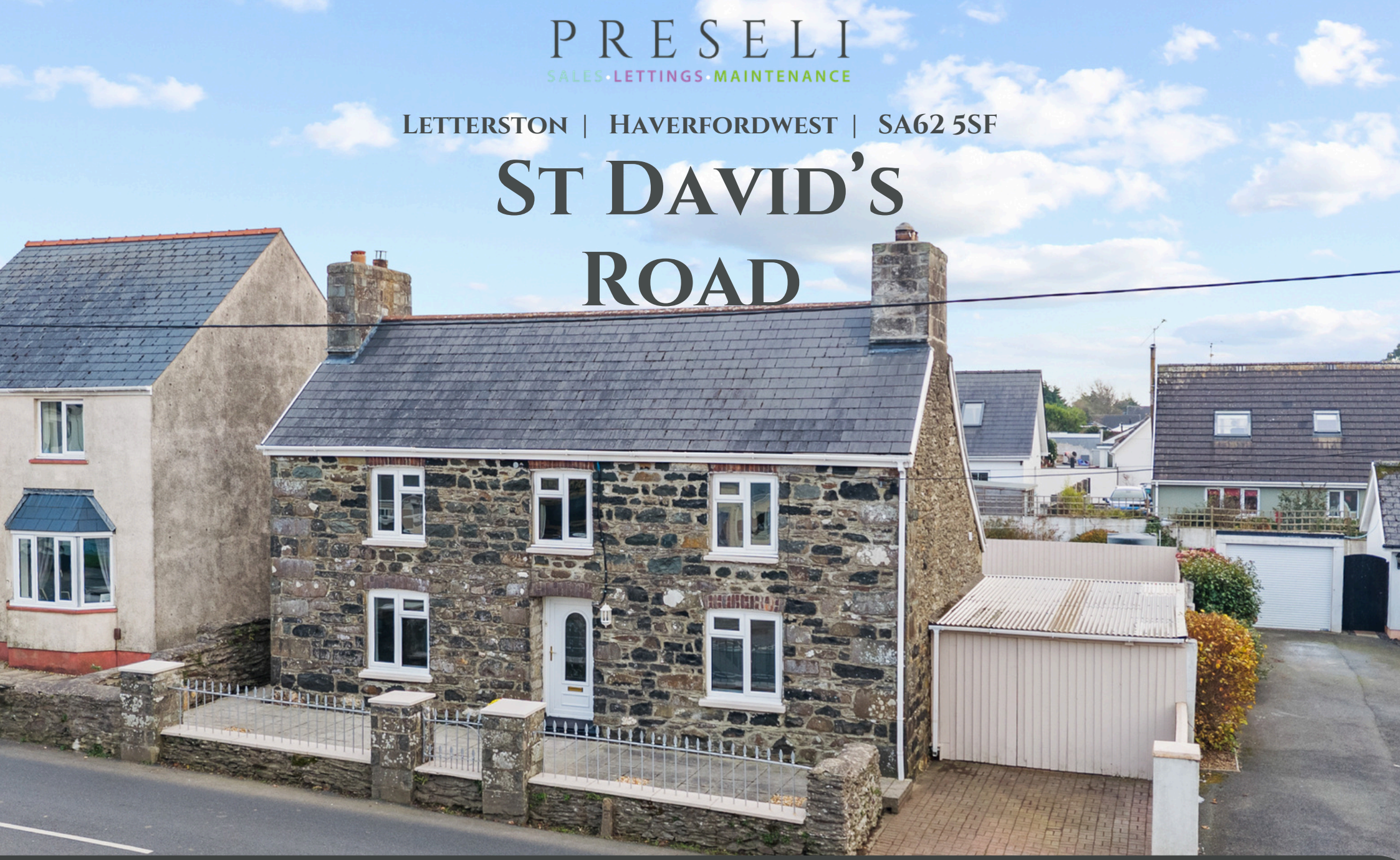
PRESELI

SALES·LETTINGS·MAINTENANCE

LETTERSTON | HAVERFORDWEST | SA62 5SF

ST DAVID'S ROAD



"Character, space and village living, with the Pembrokeshire countryside and coastline waiting to be explored."

OFFERS IN THE REGION OF

£250,000

Cosy Evenings & family meals

Recently refurbished this three-bedroom character filled property offers well-proportioned and versatile accommodation arranged over two floors, with three reception rooms. Exposed beams, natural stone fireplaces and wood-burning stoves providing character throughout, while the flexible layout offers scope for family living, entertaining, working from home or multi-generational use. Situated on St Davids Road in the village of Letterston, the property is within walking distance of local amenities and the village school, with Fishguard and Haverfordwest both within a short drive.

On entering the property, you are welcomed into the dining room, a characterful reception space featuring wood-effect flooring, exposed beams and an attractive stone fireplace with traditional wooden mantels, brick-arched opening and wood-burning stove set upon a tiled hearth. A front-facing window and useful lit alcove add further interest, while the room offers flexibility for both dining and family living. The lounge has a cosy feel, with carpeted flooring, exposed beams and a stone fireplace housing a log-burning stove. A front-facing window provides natural light, while the room could also lend itself to use as a ground-floor bedroom or additional sitting room.

To the rear, the kitchen features shaker-style cabinetry, worktops, tiled splashbacks and a sink beneath a window overlooking the garden. Integrated appliances and useful storage provide a practical kitchen, with tiled flooring continuing into the adjoining conservatory. Glazed to all aspects and opening directly onto the garden, this provides a light and flexible space for dining or relaxing.

The bathroom completes the ground floor, featuring a panelled bath, tiled walls, separate walk-in shower with shower board finish and glazed screen, wash hand basin and WC. Carpeted stairs rise to the first floor, where three bedrooms comprise two doubles and a single, all retaining characterful wooden floorboards and exposed beams. The third bedroom also offers flexibility as a home office, study or nursery.







KEY FEATURES

- Detached Period Property
- Three Bedrooms
- Three Reception Spaces
- Low Maintenance Garden
- Driveway for One Vehicle
- 2 x Log burners

ESSENTIAL INFORMATION

EPC rating	E (40)
Tenure	Freehold
Council tax	D - £2,171
Heating	Oil Fired
Sewerage	Mains
Chain	Chain Free

Family gatherings and entertaining











To the front, a paved area provides off-road parking for one vehicle, with a low-level traditional stone wall, decorative metal railings and stone-built pillars creating an attractive frontage. To the rear the property enjoys an enclosed garden incorporating paved and stone areas, planted borders. A generous patio provides space for outdoor seating and entertaining, while a substantial stone-built pizza oven offers a useful addition for summer gatherings. A striking natural stone arched wall forms a focal point within the garden, with painted timber fencing providing enclosure and privacy. An oil tank is discreetly positioned within the garden. A useful shed is situated to the side of the property and can be accessed from both the front and rear, providing additional storage.

ACCOMMODATION

Ground Floor

Lounge	13'9" x 13'7" (4.21m x 4.14m)
Dining Room	13'9" x 16'9"(4.20m x 5.11m)
Kitchen	7'11" x 17'7" (2.42m x 5.38m)
Conservatory	13'5" x 10'3" (4.09m x 3.15m)
Bathroom	7'4" x 8'10" (2.25m x 2.70m)

First Floor

Landing	6'0" x 11'0" (1.85m x 3.40m)
Bedroom	13'8" x 9'11" (4.18m x 3.03m)
Bedroom	7'4" x 10'1" (2.24m x 3.09m)
Bedroom	13'9" x 9'8" (4.20m x 2.95m)

Space to relax, Room to grow.

Community at Its Heart

The property is situated on St Davids Road in Letterston, within walking distance of a range of local amenities including village shops, a post office, a butcher and the local school. Fishguard and Haverfordwest are both within a short drive, providing a wider selection of shops, supermarkets, schools, services and leisure facilities. The surrounding Pembrokeshire countryside and coastline are also within easy reach, offering a range of opportunities for walking and enjoying the area's natural landscape.



DISTANCES & LOCAL AMENITIES

- Letterston village shops - Within walking distance
- Village butcher / Post Office - Within walking distance
- Local primary school - Within walking distance
- Fishguard - 5 miles
- Goodwick - 5 miles
- Fishguard Harbour - 6 miles
- Haverfordwest - 10 miles
- St Davids - 12 miles
- Newgale Beach - 15 miles

** Whilst every care has been taken to ensure the accuracy of these particulars, they are intended as a general guide only. Measurements and distances are approximate and floor plans are for illustrative purposes. Services, heating systems, appliances and equipment have not been tested by Preseli Property. Prospective purchasers are advised to satisfy themselves as to the condition and suitability of these items and to verify any information of particular importance to them. These particulars are prepared in good faith and do not form part of any offer or contract.



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