

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 Electric, Mains Water, Mains Drainage
HEATING: Oil
TAX: Band E

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

JETH/ESL/06/26/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

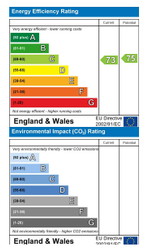
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



15 Nant Y Ffynnon, Letterston, Haverfordwest, Pembrokeshire, SA62 5SX

- Detached House
- Four Double Bedrooms
- Master Bedroom With En-Suite Shower Room
- Very well Presented
- Ample Off Road Parking
- Double Double Garage
- Wraparound Gardens
- Village Location
- Oil Central Heating
- EPC Rating: C



£440,000

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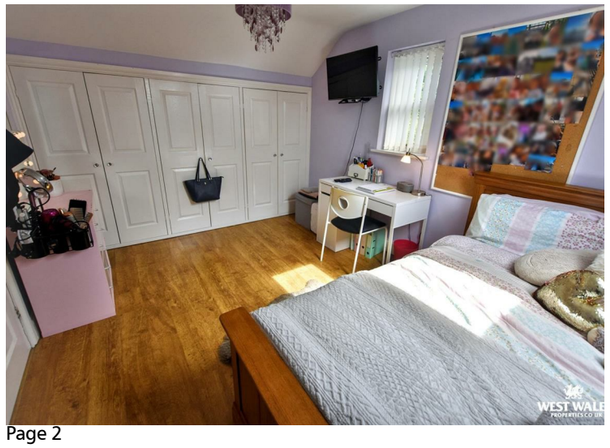
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The Agent that goes the Extra Mile













A beautifully presented detached family home, offering spacious and versatile accommodation throughout, finished in a warm and inviting style with characterful d☎cor that creates an immediate sense of comfort and homeliness.

The accommodation comprises an entrance hallway, convenient downstairs WC, an open-plan kitchen/dining room ideal for modern family living and entertaining, and a welcoming living room featuring a stunning cast iron fireplace with tiled surround as its focal point. A practical utility room provides additional storage and workspace.

To the first floor, an open landing with storage space leads to four well-proportioned double bedrooms, a family bathroom, and an en-suite shower room serving the principal bedroom. The property benefits from oil-fired central heating and double glazing.

Externally, the home is set within beautifully maintained wraparound gardens extending to three sides, predominantly laid to lawn and complemented by a pleasant patio seating area, perfect for outdoor dining and relaxation. A substantial two-storey double garage with electric roller doors provides exceptional storage, workshop, or hobby space, offering tremendous flexibility to suit a variety of needs.

Ready to move straight into, this fantastic family home combines comfortable living space, attractive presentation, and excellent outdoor amenities, making it an ideal property for growing families seeking both comfort and practicality.

The village of Letterston comprises a primary school, village store, butcher/post office, public house and two large recreational areas, all of which are within walking distance of the property. The village is conveniently located between the County Town of Haverfordwest and the town of Fishguard which are serviced by public transport and all within easy driving distance to the North Pembrokeshire Coastline and the ferry terminal to Ireland.





DIRECTIONS

From our office in Haverfordwest proceed up High Street into Dew Street and follow the one way system to the right into Albert Street and Barn Street, straight over the mini roundabout and take the road signposted A40 Fishguard. Proceed on this road passing through Wolfscastle until reaching Letterston. Turn left at the crossroads onto St Davids road, follow the road down out out of the village, where you will see the turning to Nant Y Ffynnon on the right hand side. The property will be found in the corner of the cul-de-sac, on the left hand side. What3Words: ///awakening.speeded.guardian

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.