



58 Min Y Llan

Letterston, Haverfordwest, SA62 5SP

Guide Price: £150,000 | Freehold | EPC: D



Set within the heart of Letterston, this well-presented three bedroom terraced home offers an excellent opportunity for first-time buyers, young families, or those seeking a village property with good connections. With generous proportions, practical interiors, and low maintenance gardens, it provides comfortable living in a convenient setting, within easy reach of both town amenities and the coast.

Internally, the property is entered via a tiled porch which leads into a well-planned kitchen, finished with porcelain tiled flooring, a range of units, and space for informal dining. To the rear, a spacious lounge/diner runs the full depth of the home, featuring wood flooring, a fireplace with log-burner, bespoke cabinetry, and french doors to the patio at the fore. The first floor offers three bedrooms served by a modern family bathroom, with a loft room above providing an additional reception space or further storage.

Externally, the property is approached via a gravelled driveway, walled on either side and providing ample parking. To the rear, the home enjoys a private outdoor setting, with a paved enclosed patio creating an ideal entertaining space, complemented by a level lawn, raised wooden decking, and secure feather-edge fencing.

Letterston is a thriving village with an excellent range of amenities including a primary school, shops, pub, and popular fish and chip restaurant. Well placed for commuting, it lies on the A40 giving swift access to Haverfordwest, Fishguard, and beyond. The spectacular Pembrokeshire coastline is within easy reach, offering stunning beaches, coastal paths, and leisure opportunities, all of which enhance the appeal of this family home.



Porch

Entered via a uPVC door, this welcoming porch is finished with tiled flooring and is ideal for storing coats and footwear.

Kitchen

5.79m x 2.85m (19'0" x 9'4")

Porcelain tiled flooring sets the tone as you enter this well-appointed kitchen. Fitted with a range of matching base and eye-level units, finished with worktops and matching upstands, with plumbing for a washing machine. An integrated electric oven with four-ring induction hob is set beneath a decorative ceramic tiled splash back. A stainless steel 1.5 bowl sink with drainer is positioned beneath a rear-facing window with tiled sill. The layout provides room for a fridge/freezer and small breakfast table, together with a useful under-stair storage cupboard. The carpeted staircase rises from the kitchen entrance, while a glazed rear door opens to the garden and an internal door leads through to the lounge/diner.

Lounge/Diner

5.79m x 3.49m (19'0" x 11'5")

Wood flooring extends through a spacious reception, with the dining area providing ample space for a table, chairs, and additional furniture. Beyond, the lounge is centred around a fireplace with slate hearth, oak mantle, and log-burner, complemented by bespoke shelving and cabinetry. The proportions allow for a variety of seating arrangements, with french doors to the fore and a rear-facing window drawing in natural light and framing views of the garden.

First Floor

Bedroom One

3.49m x 3.39m (11'5" x 11'1")

Laid with carpet underfoot, this bedroom offers space for a double bed and freestanding bedroom furniture, together with a useful built-in storage cupboard. Window to the front aspect.

Bedroom Two

4.28m x 2.60m (14'1" x 8'6")

This carpeted single bedroom has space for bedroom furniture. A rear-facing window provides light.

Bedroom Three

3.39m x 1.94m (11'1" x 6'4")

Carpet underfoot in this single bedroom, currently arranged as a nursery. Features include a built-in cupboard and a panelled wall, with a window to the fore aspect.

Bathroom

2.06m x 1.77m (6'9" x 5'10")

Vinyl flooring, fitted with a WC and wash hand basin set within a contemporary vanity unit. A panelled bath with tiled surround incorporates a waterfall shower and glass screen. A rear-facing window brings in light, with space available for a freestanding storage cabinet.

Loft Room

6.33m x 2.61m (20'89" x 8'7")

Carpet underfoot, with lighting installed and a Velux window to the rear aspect. This space is practical for use as an additional reception or further storage, with access via a staircase from the landing.

External

The property is approached via a gravelled driveway, providing ample space for parking. To the rear, there is a patio area, creating an ideal space for outdoor entertaining. Beyond lies a level lawn and raised wooden decking,

Additional Information

We are advised that all mains services are connected. The property benefits from Oil-fired central heating.

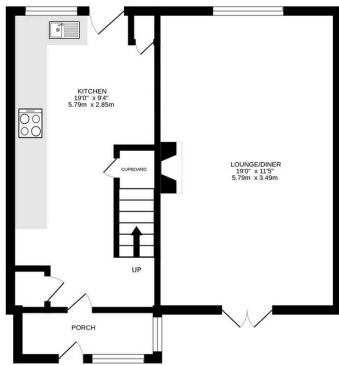
Council Tax Band

B (£1,284.87)

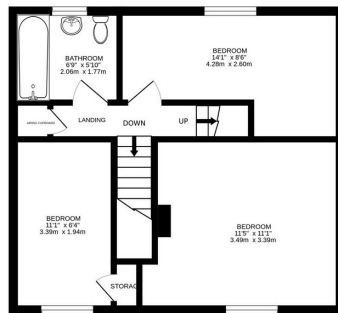




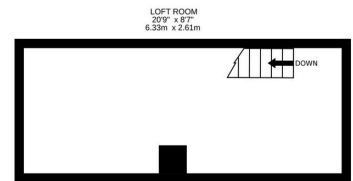
GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
174 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		59	70
EU Directive 2002/91/EC			

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