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Attention investors. Impressive 4 apartments set within commodious plot with off-road parking. Great income potential. Letterston. Near Haverforwest/Fishguard. Pembrokeshire.









Flats 1-4 and 6 Glyn Rhosyn, St Davids Road, Letterston, Haverfordwest, Pembrokeshire. SA62 5SE.

£250,000

R/5373/RD

** Attention investors ** 4 x 1 bed apartments ** Set within commodious plot with ample off-road parking ** Generally in good order ** New flooring required ** Highly desirable location ** Walking distance of village amenities ** Good public transport connectivity ** A rare investment opportunity within this popular coastal village that must be viewed to be appreciated **

The property is situated within the village of Letterston which offers primary school, village shop and post office, butchers, public house, 2 large recreational areas, popular fish and chip shop all within walking distance of the property. The village is conveniently positioned between the county town of Haverfordwest and the town of Fishguard which offer a wider range of amenities including secondary education, good public transport connections and all within easy driving distance of the North Pembrokeshire coastline and the ferry terminal to Ireland.

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GENERAL

Currently split into 4 apartments across 2 floors with flats 1 & 2 being on the ground floor and flats 3 & 4 being on the first floor.

Communal hallways provide access to flats 1 & 2 and 3 & 4 and separately to 3 & 4 from the external staircase.

To the rear of the property is a large tarmacadam parking courtyard with space for 4 vehicles, separate storage buildings and extended garden areas for tenants.

The building is in general good structural condition and presents a great investment opportunity within mid Pembrokeshire.

The accommodation provides more particularly as follows:

FLATS 1 & 2

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Accessed via side entrance into a recessed porch area providing access to a communal hallway via a composite door with service cabinets.

FLAT 1

Entrance Hallway

With heater, airing cupboard and separate storage cupboard.



Rear Bedroom 1

11' 9" x 10' 7" (3.58m x 3.23m) double bedroom, window to side, heater, multiple sockets.



Bathroom

6' 5" x 6' 1" (1.96m x 1.85m) panelled bath with shower over, single wash hand basin, WC.



Kitchen/Dining Room

9' 1" x 15' 3" (2.77m x 4.65m) with a range of modern base and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, storage cupboard, heater, vinyl flooring, space for electric cooker, large window to front.



Lounge

15' 8" x 10' 6" (4.78m x 3.20m) with windows to front, heater, multiple sockets.



Bedroom 1

9' 9" x 11' 9" (2.97m x 3.58m) double bedroom, window to side, heater.



FLAT 2

Entrance Hallway

With airing cupboard.

Bathroom

6' 0" x 11' 4" (1.83m x 3.45m) panelled bath with shower over, heater, WC, single wash hand basin.



Lounge

9' 2" x 13' 7" (2.79m x 4.14m) window to front, heater, multiple sockets, open plan into:





Kitchen

8' 8" x 7' 5" (2.64m x 2.26m) with a range of high quality base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, space for electric cooker, rear window.



FLAT 3 & FLAT 4

Accessed via separate external staircase to first floor level. Communal hallway accessed via composite door with service cabinet.

FLAT 3

Entrance Hallway

With airing cupboard and separate storage cupboard.



Bedroom 1

12' 1" x 10' 2" (3.68m x 3.10m) double bedroom, heater, multiple sockets.



Bathroom

6' 3" x 5' 5" (1.91m x 1.65m) panelled bath with shower over, single wash hand basin, WC.



Lounge

14' 7" x 9' 7" (4.45m x 2.92m) 2 x window to front, heater, multiple sockets, BT point.



Kitchen/Dining Room

11' 2" x 9' 6" (3.40m x 2.90m) with a range of modern base and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, storage cupboard, heater, vinyl flooring, space for electric cooker, large window to front.



FLAT 4

Hallway

With airing cupboard.



Bathroom

6' 2" x 10' 9" (1.88m x 3.28m) panelled bath with shower over, heater, WC, single wash hand basin.



Bedroom 1

9' 6" x 12' 3" (2.90m x 3.73m) double bedroom, window to side, heater, multiple sockets.



Lounge

9' 8" x 14' 7" (2.95m x 4.45m) wood effect vinyl flooring, rear window, open plan into:





Kitchen

8' 8" x 7' 5" (2.64m x 2.26m) with oak effect base and wall units, Formica worktop, cooker point, stainless steel sink and drainer with mixer tap, washing machine connection point.



EXTERNAL

To Front

The property fronts onto the B4331 road being close to the A40 junction enjoying good connectivity to village amenities opposite the post office. To the side a tarmacadam driveway leads through to:





To Rear

Rear courtyard with parking for 4+ vehicles and right of way for adjoining property to park their vehicle on separate third party land.

External storage areas with each flat benefitting from separate storage unit.

Rear garden area laid to lawn with washing lines in place for tenants. 6' boundary fence to all sides.











ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

Services

Each apartment benefits from their own metered water and electric.

Mains water, electricity and drainage. Gas central heating.

Council Tax Band - A for each apartment. (Pembrokeshire County Council).

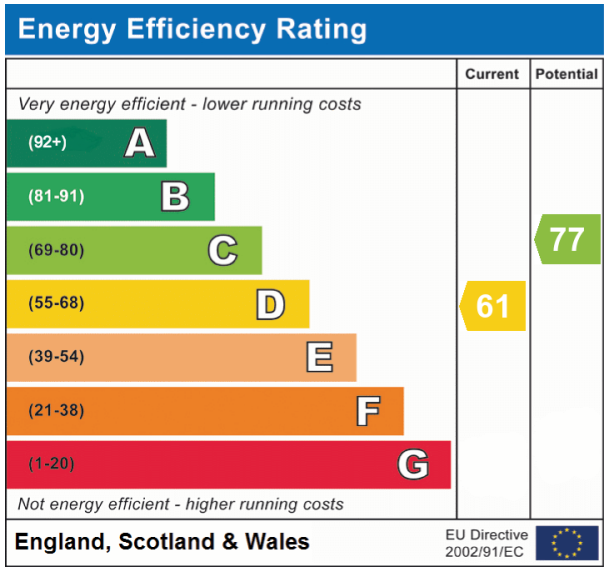
Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band A
Council Tax: Rate 714
Parking Types: Private. Residents.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (61)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No





Directions

From Letterston village centre on the A40 head west on the B4331 and the property is located immediately on the right hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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