



## 7 The Courtyard

Letterston, Pembrokeshire, SA62 5UL

OIRO: £270,000 | Freehold | EPC: E





Set within the tranquil hamlet of Llangwarren, this meticulously presented semi-detached barn conversion enjoys a semi-rural position among a collection of similar character properties. Located between the villages of Mathry and Letterston, it provides an ideal opportunity for those seeking a refined countryside home with easy access to local amenities and scenic surroundings.

The property opens into a welcoming entrance hallway, leading to a spacious lounge where a log burner serves as a focal point, creating a comfortable and inviting atmosphere. The kitchen is fitted with an extensive range of cabinetry and work surfaces, complete with a dining area and exposed ceiling beams that highlight the property's character. A sun room adjoins the kitchen, providing an additional reception area perfect for enjoying views of the landscaped garden. The first floor offers two generously sized double bedrooms, one featuring an en-suite shower room, while a separate family bathroom serves the remaining accommodation. The layout has been thoughtfully designed to ensure both comfort and functionality.

Approached via a gravelled driveway, the property benefits from ample off-road parking. The front garden is mainly laid to lawn and bordered by mature hedging and trees, providing a sense of privacy. A semi-enclosed walled section further enhances the outdoor space, offering a private area for relaxation or entertaining.

Llangwarren is ideally situated for access to the stunning North Pembrokeshire coastline and the bustling market town of Fishguard, known for its excellent range of amenities and ferry links to Ireland. The nearby Preseli Hills, popular with walkers, are within easy reach, as is the county town of Haverfordwest, providing comprehensive services including a railway station, hospital, and a variety of shopping and leisure facilities.





### Entrance Hallway

2.87m x 2.81m (9'5" x 9'3")

Inviting entrance featuring a solid wood front door and slate-tiled flooring, leading to a bespoke oak staircase that ascends to the first floor with storage space discreetly positioned below for added functionality.

### Kitchen / Diner

3.80m x 3.16m (12'6" x 10'4")

A practical and welcoming space with tiled flooring and a selection of eye-level and base units, complemented by worktops and tiled splash backs. Exposed ceiling beams add character, while a double sink with drainer, integrated fridge freezer, electric oven with four-ring induction hob, and extractor fan offer modern convenience. A window with an oak sill overlooks the side, and there is space to accommodate a small dining table.

### Sun Room

4.24m x 3.00m (13'11" x 9'10")

A bright, airy room with tiled flooring, encircled by uPVC windows that flood the space with natural light. French doors open onto the front garden, while an exposed stone wall and feature archway lend a rustic charm to this space.

### Lounge

6.66m x 3.77m (21'10" x 12'4")

A generous, comfortable lounge with plush carpeting and windows to the side and front aspects framed by oak sills. A log burner, set on a slate hearth with a stone arched surround, serves as a focal point, providing warmth and ambiance. Additional features include a fitted corner desk area and recessed shelving, perfect for a home office.

### Bedroom One

5.21m x 3.44m (17'1" x 11'3")

A spacious double bedroom featuring an oak door, soft carpeting underfoot, and wall-mounted lighting. Windows to the front and side aspects, fitted with oak sills, allow for ample natural light to flow throughout.

### En-Suite Shower Room

2.87m x 2.20m (9'5" x 7'3")

An en-suite shower room finished to a high standard, complete with tiled flooring and a wash hand basin set within a sleek vanity unit, offering additional storage. The close-coupled WC and glass-fronted shower is set above, with a tiled surround, complemented by a velux window, heated towel rail, and extractor fan.

### Bedroom Two

4.02m x 3.42m (13'2" x 11'3")

Another well-proportioned double bedroom featuring an oak door, carpeted flooring, and wall-mounted lighting. Dual aspect windows provide views to the front and side, filling the room with natural light.

### Bathroom

2.64m x 2.25m (8'8" x 7'5")

A stylish family bathroom with tiled flooring and fully tiled walls. Includes a wash hand basin set within a vanity unit with storage, a close-coupled WC, and a panelled bath with a shower over and glass screen. A velux window brightens the space, and a heated towel rail and extractor fan complete the room.

### Externally

The property is approached via an expansive gravelled driveway with ample space for multiple vehicles. To the front, a manicured lawn is enclosed by a bespoke stone wall and bordered by mature trees and shrubs. There is also a log store with a slate-sheltered roof, providing practical storage for firewood and tools.

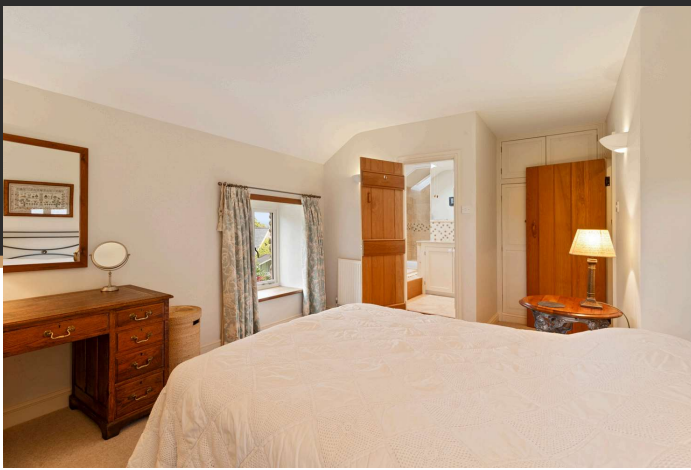
### Additional Information

We are advised that the property is freehold. An oil-fired central heating system is currently in place. There is a joint sewage treatment plant, managed by the estate's owners, with a quarterly charge of £105.00.

### Council Tax Band

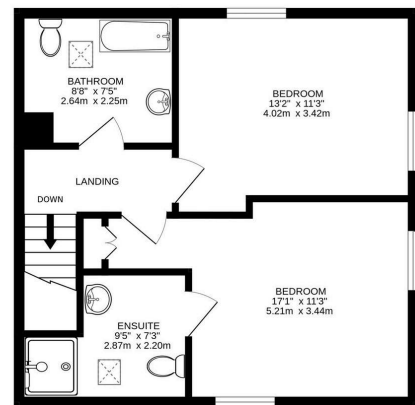
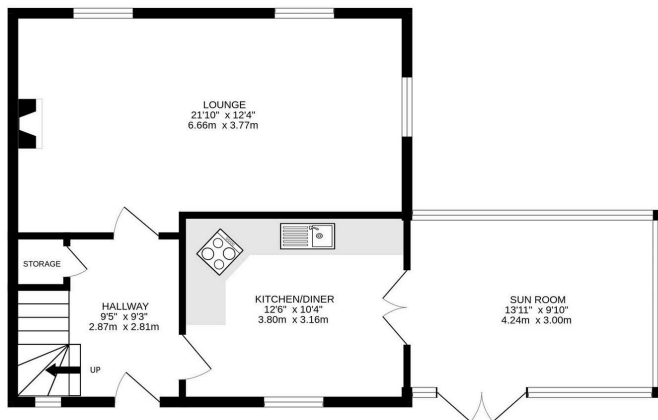
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GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.

1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.8 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 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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