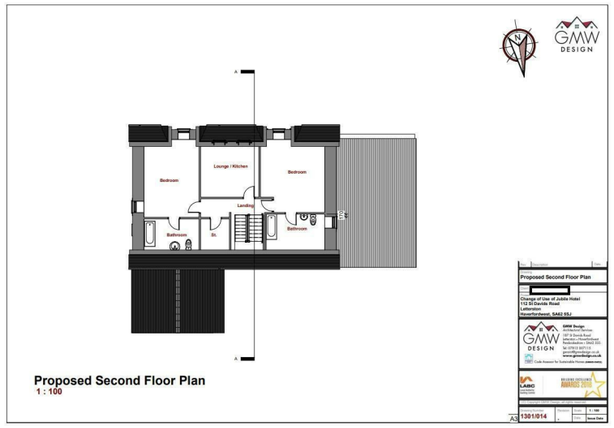
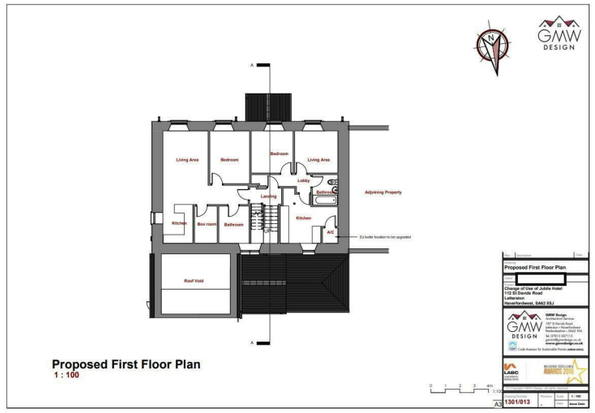
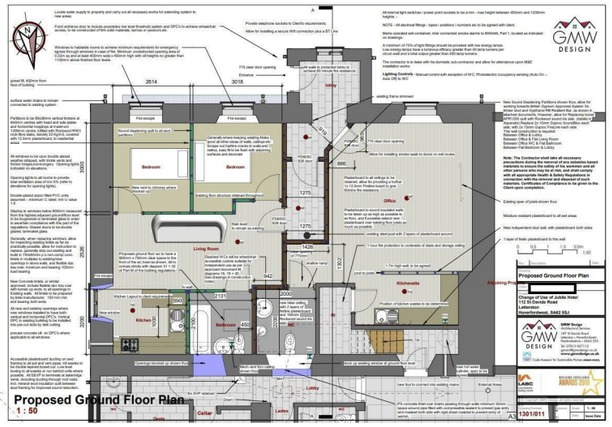
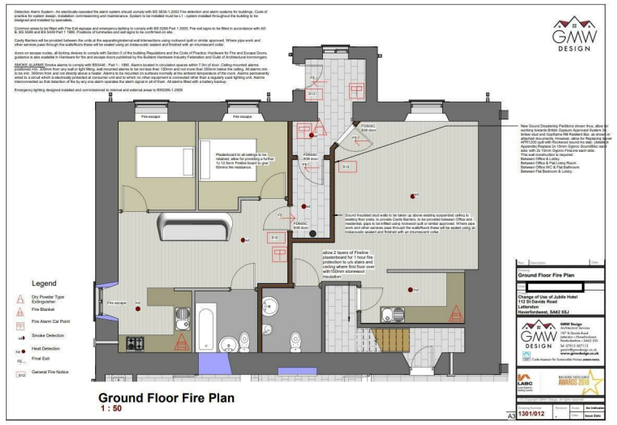








VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING:
TAX: Band N/A

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

SSG/ESL/02/26/OK

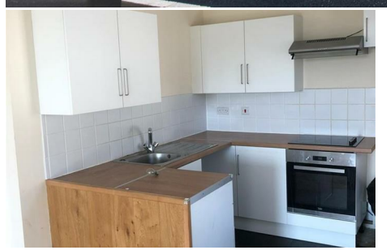
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

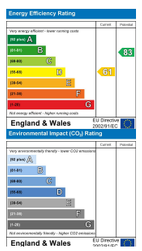
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



Jubilee Hotel, 112 St. Davids Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5SJ

- **Development Opportunity**
- **Village Location**
- **Patio Garden To Rear**
- **Former Hotel And Pub**
- **Scope For Four Flats And An Office Space**
- **Countryside Outlook**
- **Planning Application Reference: 20/0570/PA**
- **EPC Rating: D/D/D**



Guide Price £180,000

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The Agent that goes the Extra Mile

FOR SALE BY MODERN METHOD OF AUCTION

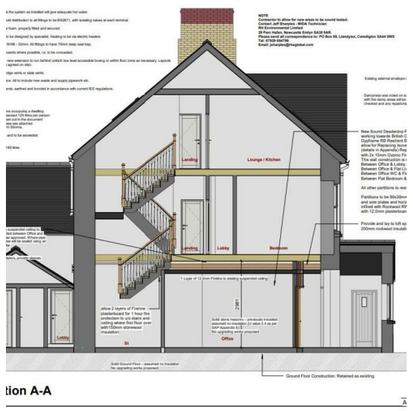
A fantastic opportunity to purchase a substantial building with planning permission approved for a change of use of the ground floor to a residential flat, in the popular village location of Letterston.

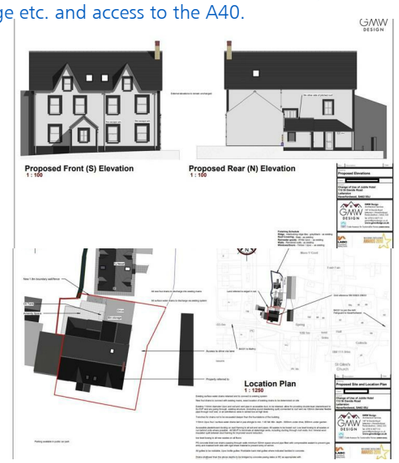
Once a popular pub and hotel, the property now comprises of the ground floor, the plans of which are in place for a two bedroom apartment, and an office space with kitchenette and disabled WC. This work is partially completed. On the first floor there is a two bedroom apartment and a further one bedroom unit. On the top floor is two en-suite bedrooms and a kitchen, which could be utilised as a separate rental unit (subject to planning if required.)

Externally, there is a patio garden to the rear giving separate access points for the ground floor and the units on the upper floors. To the front of the property, a pretty outlook across the playing field to the hills beyond can be enjoyed.

Viewing is a must to appreciate the scale and potential of this substantial building.

The village of Letterston is conveniently located within easy driving distance of the North Pembrokeshire Coastline and the town of Fishguard, with all its amenities and facilities, together with the ferry terminal to Ireland. The Preseli Hills, popular with walkers, are also within easy reach, as is the County Town of Haverfordwest, with its mainline train station, hospital, library, leisure centre and swimming pool, supermarkets, retail parks, secondary schools, further education college etc. and access to the A40.





DIRECTIONS

From the Haverfordwest office, take the A40 out of town in the direction of Fishguard and follow the road for approximately 10 miles, until you reach the village of Letterston. As you pass Something's Cooking, turn left onto St Davids Road. Follow the road along until you see the playing field on the left-hand side, the Jubilee Hotel is located opposite. What3words: ///altering.whiplash.overpower

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