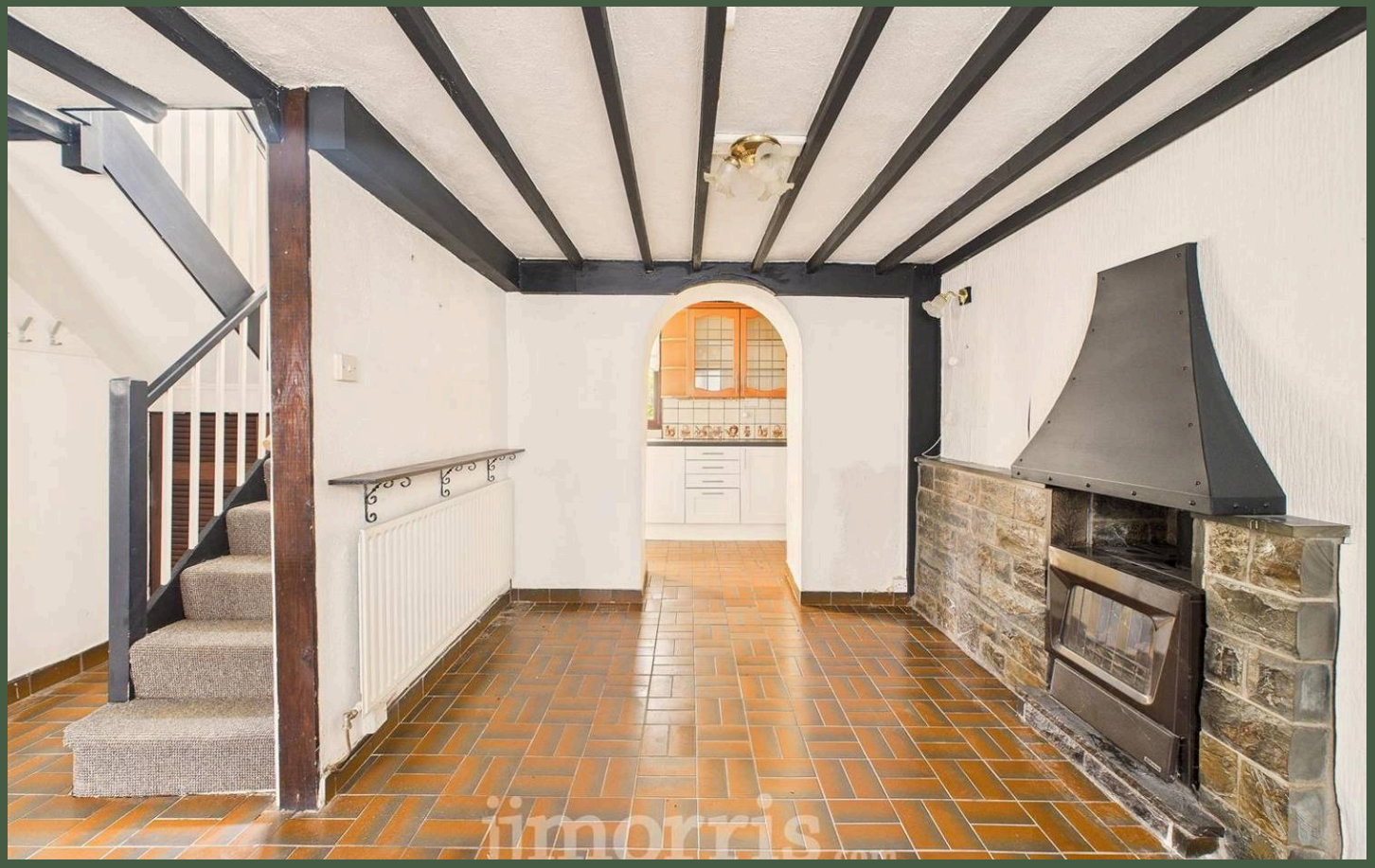


35 Orchard Row, Llangwm - SA62 4JJ

£120,000

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35 Orchard Row

Llangwm, Haverfordwest

*Former Fisherman's Cottage close to the tidal waters of the Cleddau Estuary

*Character 2 Bedroom Accommodation

*In need of some improvement but with plenty of potential as a first home or for holiday let etc..

Council Tax band: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH
uPVC double glazed door with stained glass insert, wall lights, tongue and groove clad ceiling. Further leaded light uPVC door into:

SITTING ROOM
Dimensions: 6.8 x 4.25 (22'3" x 13'11"). Originally two rooms, now a large open plan space with central staircase and understairs cupboard. Quarry tiled floor, beamed effect ceiling, two front-facing windows with tiled sills, two radiators, two stone fireplaces (one housing a Parkray solid fuel stove).

KITCHEN / DINING ROOM
Dimensions: 1.5 x 3.4 opening into 3.0 x 3.5 (4'11" x 11'1" op. Quarry tiled flooring, part tiled walls, electric cooker point with extractor, stainless steel 1.5 bowl sink, fitted base and wall units. French doors open from the dining area to the rear garden.

SIDE PORCH
Leading to:

WET ROOM
WC, shower, wash hand basin. Door through to:

FRONT HALLWAY / UTILITY AREA
External access to front, oil-fired boiler, plumbing for washing machine, wall-mounted cupboards.

FIRST FLOOR

HALF LANDING
Radiator and rear-facing window.

MAIN LANDING
With loft access.

BEDROOM ONE
Dimensions: 4.35 x 4.6 (14'3" x 15'1"). Spacious double with dual aspect windows, built-in wardrobes, radiator, and partial river views.

BEDROOM TWO
Dimensions: 3.5 x 2.7 (11'5" x 8'10"). Double bedroom with fitted wardrobes and front-facing window.

BATHROOM
Dimensions: 1.8 x 1.7 (5'10" x 5'6"). Sliding door access, bath with shower cubicle over, WC, wash hand basin, radiator, fully tiled walls, and extractor fan.

EXTERNALLY
To the fore of the property is a forecourt whilst to the rear is a small garden, typical of properties in this setting.


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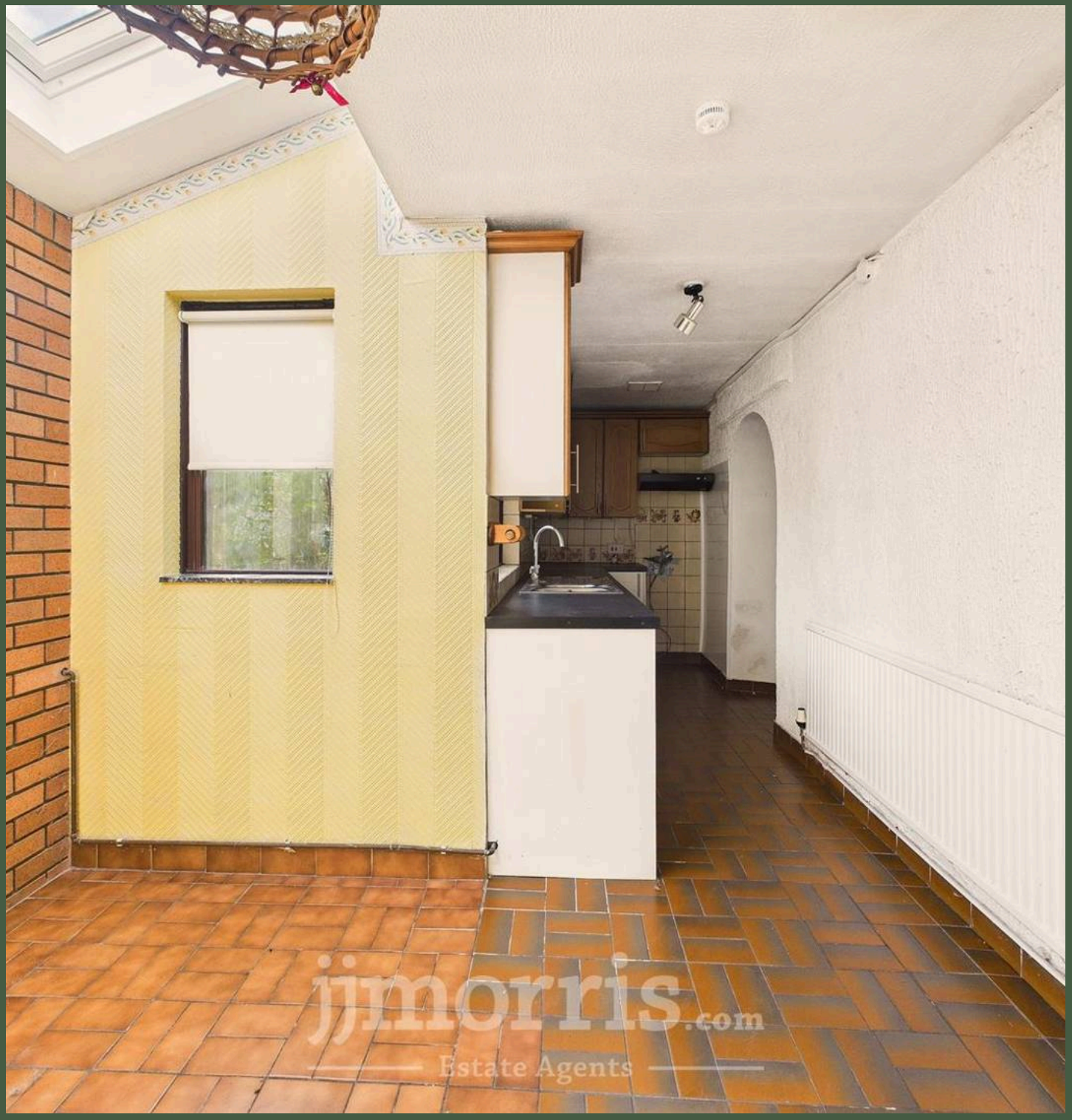

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SITUATION

Orchard Row is located in one the older parts of the Riverside Village of Llangwm which lies on the northern shoreline of the tidal water of the Cleddau Estuary. Parts of the village being within the Pembrokeshire Coast National Park. Llangwm is a popular residential setting, being conveniently located to all of the major towns of the area and having a well established community spirit with several sporting and social clubs, a public house and primary school. There are some delightful walks along the rivers edge.

DESCRIPTION

35 Orchard Row comprises a charming end of terrace traditionally constructed house, offering deceptively spacious accommodation with character features a later extension. Situated in a picturesque setting, the property benefits from oil-fired central heating and uPVC double glazing.

SERVICES

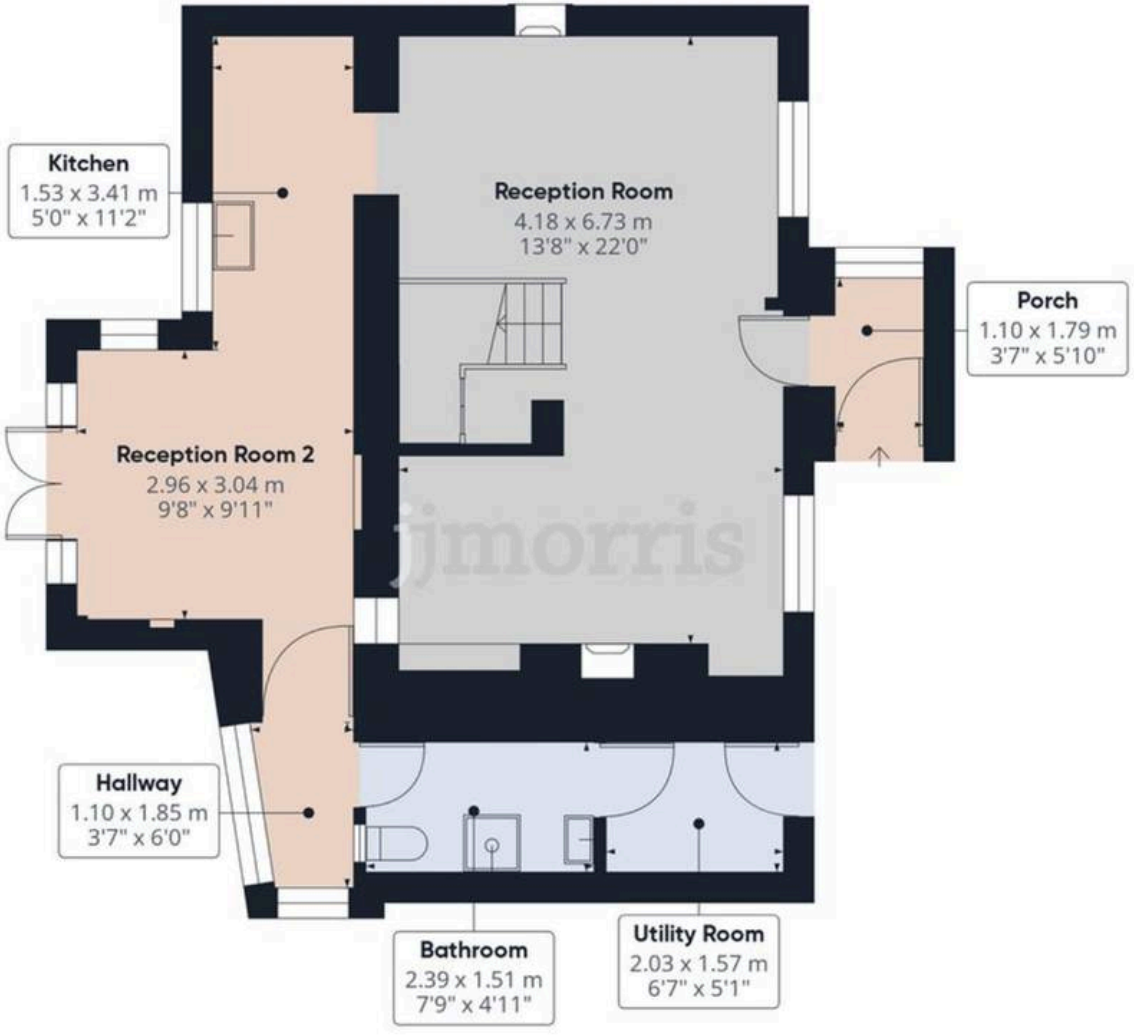
Mains water, electricity and drainage are connected. The property has uPVC double glazing and full oil fired central heating.

TENURE

Freehold with vacant possession on completion. NB: This is a probate sale and the Grant of Probate is awaited.

GENERAL REMARKS

35 Orchard Row occupies a very pleasant setting a stonesthrow from the tidal waters on an inlet of the of the Cleddau Estuary and is ideally suited as a first time buy or a holiday let. Viewing is highly recommended.



Floor 0



Floor 1



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