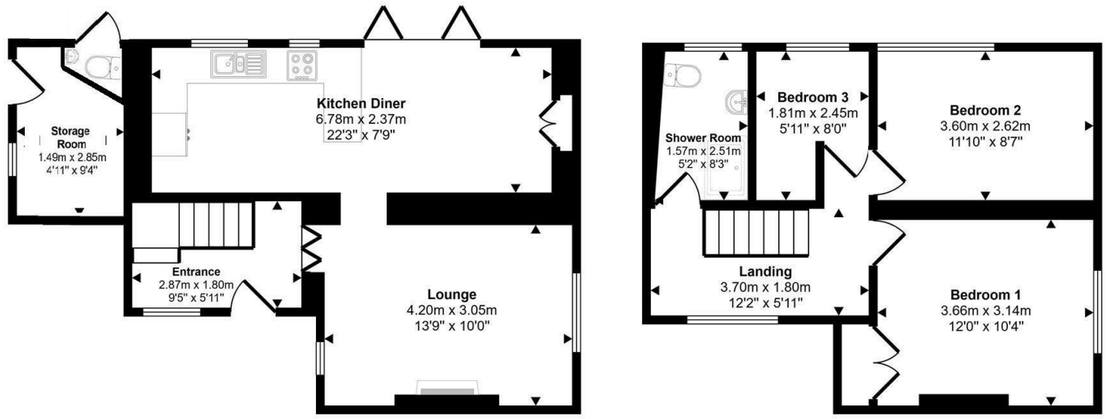
Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft

First Floor
Approx 40 sq m / 430 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: Electric
TAX: Band C

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

JETH/ESL/04/26/DRAFT

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



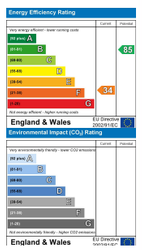






Church Cottage 1 The Green, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HS

- **Detached Cottage**
- **Character Features**
- **Sought After Village Location**
- **Wood-Burning Stove**
- **No Onward Chain**
- **Three Bedrooms**
- **Courtyard Garden With Views Of The Church**
- **Open Plan Kitchen/Diner**
- **Electric Heating**
- **EPC Rating F**



Offers Around £200,000

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

The Agent that goes the Extra Mile





















A fantastic opportunity to purchase a charming detached cottage located in the estuary village of Llangwm, positioned on The Green. The property occupies an elevated site with views towards the church and surrounding countryside to the south. It may be suitable for use as a holiday let, second home, or first-time purchase.

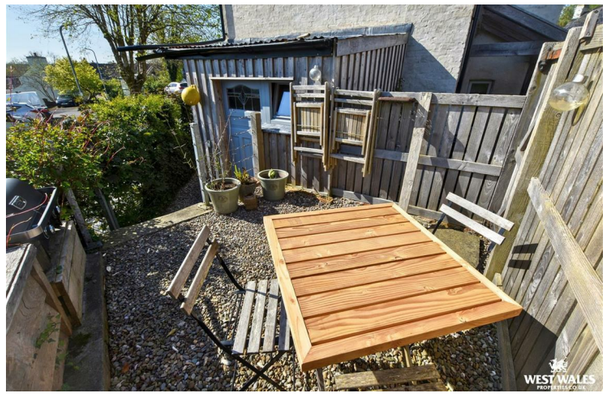
The accommodation includes an entrance hallway leading to a living room with a wood-burning stove, and an open-plan kitchen/dining area with bi-fold doors opening to a seating area at the front.

On the first floor, the landing provides access to a main bedroom with a fireplace and fitted wardrobes, a second double bedroom with views towards the church, and a single bedroom with built-in bunk beds. The property includes original features and is fitted with double glazing and electric heating.

Externally, there is a seating area accessed from the kitchen/dining space, along with a courtyard positioned at an elevated level with views towards the church and surrounding area. The courtyard includes an outbuilding for storage, an outside WC and is enclosed by fencing.

The property is offered with no onward chain. A must see!

The popular Estuary village of Llangwm lies some seven miles south of the County Town of Haverfordwest. The village has amenities including shop/post office, public house, sports club, junior school, and outreach surgery, which all contribute to its strong community spirit. A wider range of facilities is available in Haverfordwest, such as main line train station, hospital, library, swimming pool, cinemas, supermarkets, shops etc.







DIRECTIONS

From Haverfordwest proceed along Freemans Way, at the roundabout take the first exit signposted for Hook/Burton. Continue along this road for approximately 4 miles and take the left turn for Llangwm at Troopers Inn. Enter the village, pass the shop and and after the village green take the left hand turn, where the property will be found on the right-hand side. What3Words: critic.dime.importing

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