



**Eastern View**

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.

- Detached House
- Village location
- Landscaped Gardens
- Three Reception Rooms
- Oil Central Heating
- Six Bedrooms
- Double Garage
- Ideal Family Home
- Driveway Parking
- EPC Rating D

**The Gail, Llangwm, Haverfordwest SA62 4HJ**

**£625,000**

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**We Say...**

A great opportunity to acquire this well-presented detached contemporary house, set over three floors with beautiful countryside views to the rear. Designed with modern living in mind, this property boasts contemporary features throughout. With a gorgeous single-story, glass-fronted extension, creating ample entertaining space and is situated in the desirable rural area of Llangwm.

The ground floor comprises entrance hall with an oak staircase, WC, office, utility room, modern Shaker style kitchen/diner, fitted with polished porcelain floor tiles that continue through to the orangery style living space at the rear. Sliding glass pocket doors grants access into the living room from the kitchen and dining room. The external sliding glass wall and the three triple glazed rooflights allow natural light into the entertaining space and seamlessly brings the outside into the inside. It also features a Morso wood burning stove, underfloor heating and electronic, programmable blinds. The dining room has a feature stove fireplace, creating a cosy space in the colder months.

The first floor comprises master bedroom, with en suite, which has glass patio doors providing access to the roof-top balcony. This is the perfect vantage point for admiring the views over the Pembrokeshire Coast National Park through the frameless glass balustrade. There are three further bedrooms and contemporary bathroom with roll-top bath and shower. On the second floor there are a further two bedrooms.

Externally, ample parking on the paved driveway. The double garage is of cavity wall construction with a boarded first floor and remotely operated, insulated sectional door. Water and electricity are connected. To the rear there is a flagstone terrace with seating areas and external lighting. The plot measures approximately 0.32 acres and the garden is laid to lawn with flower beds, shrubs and fruit trees. A summer house provides an ideal spot for admiring the views of the Preseli mountains.

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



**DIRECTIONS**

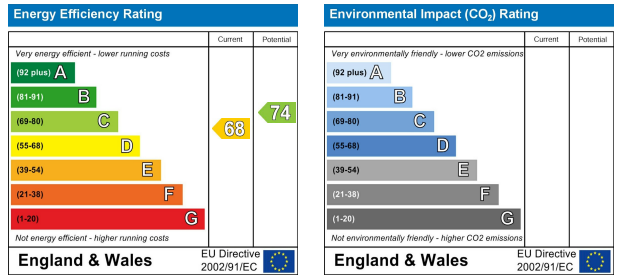
From Haverfordwest proceed along Freemans Way, at the roundabout take the first exit signposted for Hook/Burton. Continue along this road for approximately 4 miles and take the left turn for Llangwm at Troopers Inn. Enter the village, proceed along the Kilns and before reaching the centre of the village. take a left-hand turn to The Gail, the property will be located on the right hand side. What3words: INEFFICIENT.SWEAT.BREATHING

**GENERAL INFORMATION**

**VIEWING:** Strictly by appointment only via the Agents.  
**TENURE:** We are advised Freehold  
**SERVICES:** We have not checked or tested any of the services or appliances at the property.  
**COUNCIL TAX:** Band 'H'  
**HEATING:** Oil

ref: JETH/JETH/SEP/ 24/ DRAFT

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**AERIAL VIEW**



