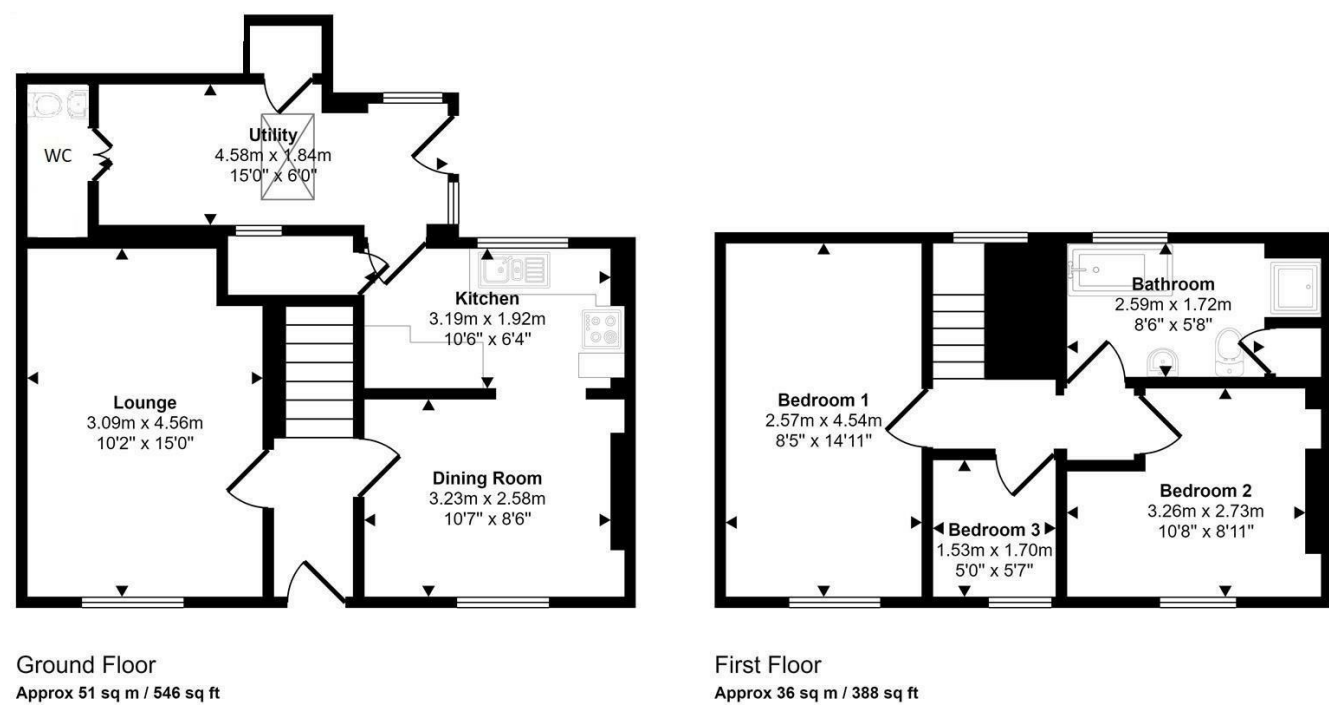


Approx Gross Internal Area
87 sq m / 934 sq ft



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: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band E

JETH/ESL/05/23/04/23/OK EJL

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

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.

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

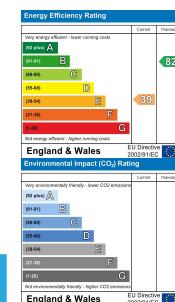


Brick House, 30 Main Street, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HP

- Detached House
- Two Reception Rooms
- Character Features
- Driveway Parking
- Beautifully Presented
- Two/Three Bedrooms
- Terraced Garden To Rear
- Village Location
- Wood-Burning Stove
- EPC Rating: E

Offers Around £260,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

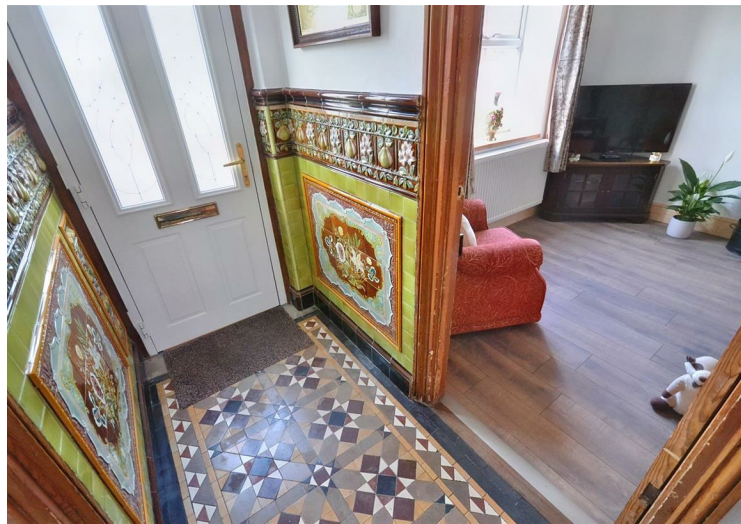


12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile





Brick House is a beautifully presented period house retaining original features, located in the sought after estuary village of Llangwm. The layout of the property briefly comprises of an Entrance Hall with original tiling on the floor and walls, Lounge with Multi-Fuel Stove and exposed stonework, Dining Room, Kitchen, Utility Room and downstairs WC. On the first floor are Two Bedrooms and a further Nursery/Dressing Room/Third Bedroom, and a family Bathroom with a cast iron claw foot bath and separate shower unit. The property is served by double glazing and oil fired central heating. Further character features include high ceilings, cast iron fireplaces in two of the bedrooms, and an original stained glass window on the staircase.

Externally, the property oozes curb appeal, with lawned gardens lining the steps leading to the front door. There is a driveway to the side providing off road parking for two cars, progressing onto a pretty and low maintenance terraced garden at the rear.

This is a beautiful family home, or would lend itself well to a holiday let/second home. Viewing is highly recommended!

The popular Estuary village of Llangwm lies some six miles south of the County Town of Haverfordwest. The village has amenities including a 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, proceed along the Kilns and before reaching the centre of the village. take a left-hand fork in the direction of the Cottage Inn, where you will find the property on the left-hand side. What3Words: ticked.prettiest.supposes

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