



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 Mains Drainage, Mains Electric, Mains Water

HEATING: Oil Central Heating

TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally
JETH/AMA/04/24/OK/SSG

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

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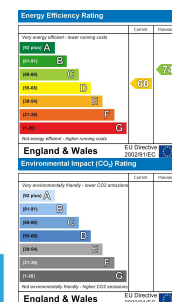


Tintown Guildford Row, Llangwm, Haverfordwest, Pembrokeshire, SA62 4JL

- Cottage
- Enclosed Rear Garden
- Village Location
- Character
- Well Presented
- 2 Bedrooms
- Garage
- Oil Central Heating
- Log Burner
- EPC Rating: D

£270,000

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The Agent that goes the Extra Mile





An immaculately presented two bedroomed link-detached cottage located in the heart of the estuary village of Llangwm.

The property was built in 2006 on the site of former fisherman's cottages and maintains some of the original features.

The accommodation comprises of living room with a feature fire place and log burner, a contemporary style kitchen/dining area, utility room, WC and integral garage/workshop/boot room. Upstairs two bedrooms, office area and bathroom. The property benefits from double glazing and oil central heating.

Externally to the rear is an enclosed Mediterranean feel courtyard garden with a number of seating areas, that is easily maintained and benefits from partial views of the estuary.

With the added appeal of No Onward Chain, Viewing is highly recommended!

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 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 the green proceed down the hill over the bridge up the hill turn left into Guilford Row and the property will be on your left. What3Wordserouptions.heckler.zealous

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