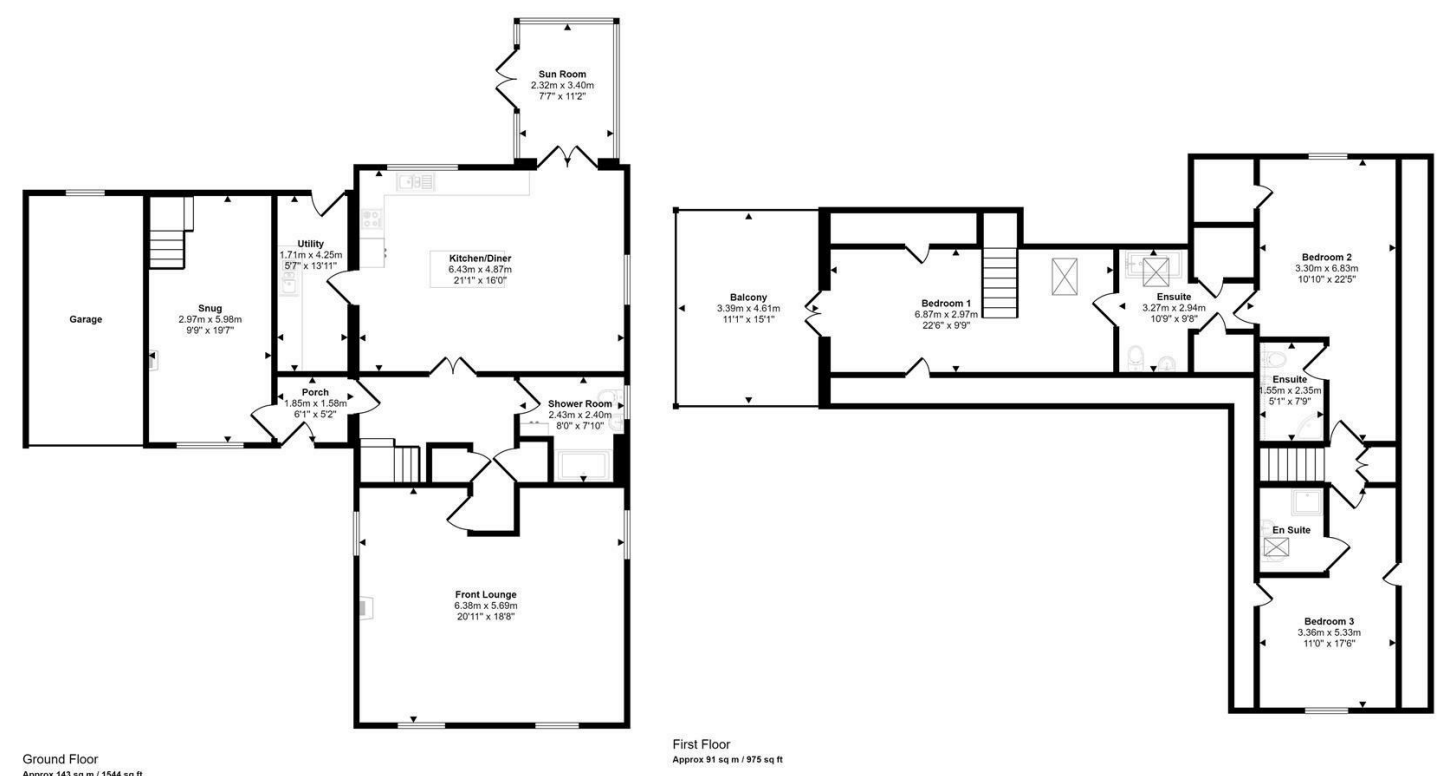


Approx Gross Internal Area
234 sq m / 2519 sq ft



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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simpley 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 Drainage, Mains Electric, Mains Water
HEATING: Oil Central Heating
TAX: F

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

SSG/AMA/08/24/OK EJJ

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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

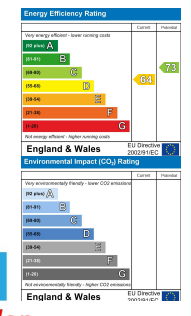


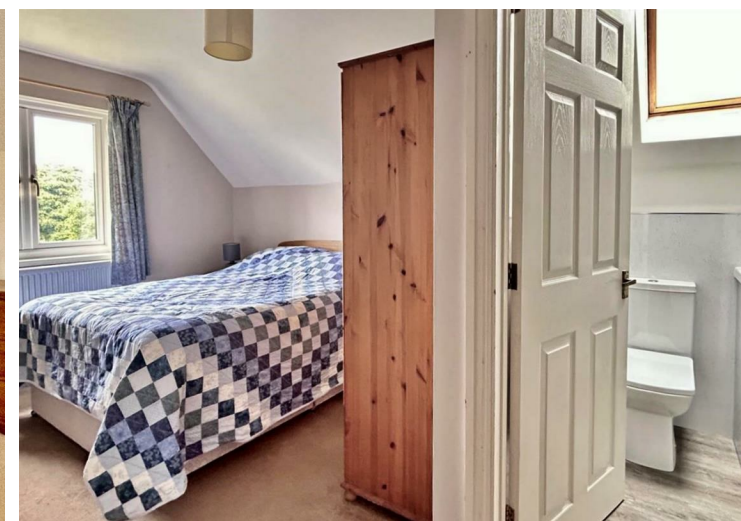
The Hedgerows, 10 Cleddau Close, Llangwm, Haverfordwest, Pembrokeshire, SA62 4NQ

- Dormer Bungalow
- Countryside Views
- Enclosed Rear Garden
- Four Bathrooms
- Oil Central Heating
- Three Bedrooms
- Ample Driveway Parking
- Modern Kitchen/Diner
- Sunroom/Conservatory
- EPC Rating: D

Offers Around £450,000

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



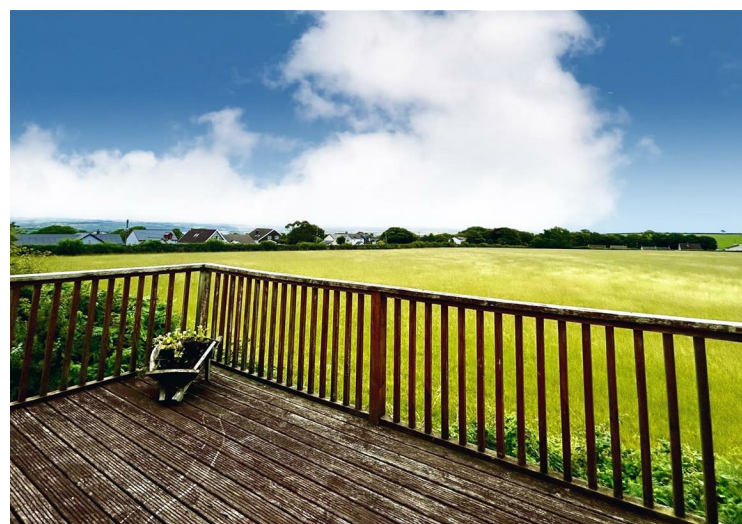


A well-presented detached dormer bungalow sitting in a plot of approximately 0.27 acres in a popular residential area, with countryside views to the rear towards the Preseli Hills.

The accommodation comprises of hallway, kitchen/diner, utility, sun room, family bathroom, lounge and snug. Twin stairwells lead to the first floor which comprises of three bedrooms all with ensuites. One of the bedrooms benefits from direct access onto a decked balcony where open views of the countryside can be enjoyed. The property has oil central heating and double glazing.

Externally to the front is a gris linder hedge providing privacy with a gravelled driveway which offers ample off parking with a garage, garden mainly laid to lawn and an ornamental pond. Both the front and rear gardens are well established with mature trees and shrubs which can be admired from the patio seating area.

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



DIRECTIONS

From Haverfordwest proceed along the Freeman's Way bypass to Merlin's Bridge. Take the first exit signposted Burton/Freystrop. Proceed to the village of Sardis, on passing through Sardis take the left turning down to Ashdale Lane, take the 2nd turning on your right and the property can be found on the left-hand side. What3words salaried.square.voter

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