

Approx Gross Internal Area
190 sq m / 2043 sq ft



Ground Floor
Approx 96 sq m / 1028 sq ft

First Floor
Approx 94 sq m / 1015 sq ft

Denotes head height below 1.5m

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 Private Drainage, Mains Electric, Mains Water

HEATING: THREE FIRES IN MAIN RECEPTIONS CAPPED BUT SWEEPED

TAX: D

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

ADD/AMA/09/24/OK EJJ

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

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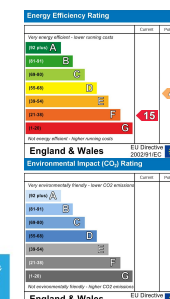


Fairfields Hook Bridge, Deerland Road, Llangwm, Haverfordwest, Pembrokeshire, SA62 4NG

- Desirable Village Location
- Three Bedrooms
- Mature Grounds
- Family Bathroom
- Double/Triple Glazed
- Aprox Plot 1.2 Acres
- Two Reception Rooms
- Countryside Views
- Off Road Parking
- EPC G

Offers In The Region Of £325,000

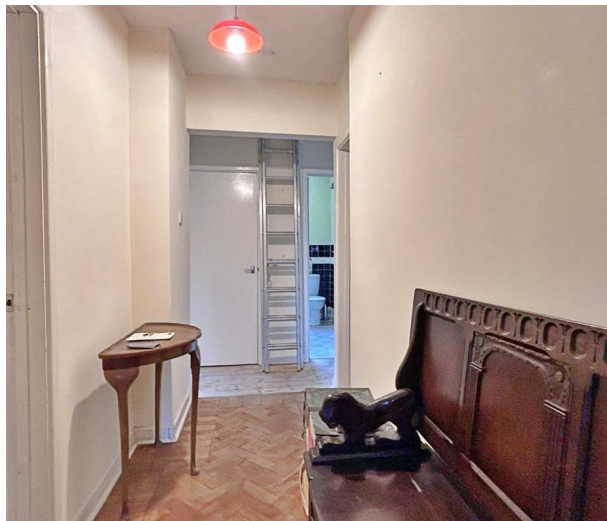
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The Agent that goes the Extra Mile



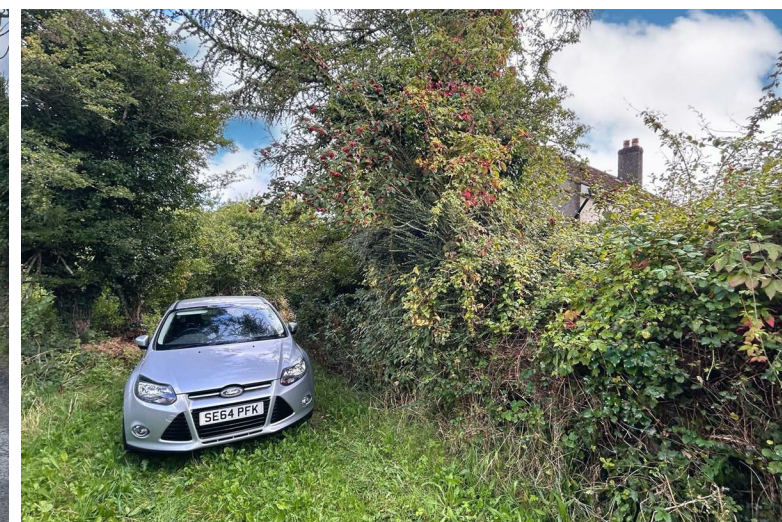


A detached bungalow with beautiful countryside views is set within approximately 1.2 acres of mature gardens and woodlands and is ideally situated between the popular estuary villages of Llangwm and Hook. This property would make a wonderful family home and offers potential to extend (subject to any necessary planning consents).

The property comprises of entrance porch, hallway, living room, kitchen with a range of Habitat stainless steel units and a built in larder, dining room, three bedrooms and a family bathroom. The property benefits from double/triple glazing and an option to have open fires.

Externally the property is enclosed by a hedge, the gated frontage leads to the front door. To the side a gate leads around to the rear garden which has stone steps that lead through to a kitchen garden and a variety of fruit trees which have been organically grown over the years. The rear boundary of the property has a stream which is known as Nash Lake. To the side of the property is a gated driveway which offers ample off road parking.

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 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. Continue until you reach Llangwm roundabout and take the first exit on to Deerland Road. Continue for 0.5 miles and the property can be found on the right-hand side just before Hook Bridge What3Words abandons.radio.layers

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