

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 Mains Drainage, Mains Electric, Mains Water

HEATING: Oil

TAX: C

JETH/ESL/02/25/DRAFT

FACEBOOK & TWITTER

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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**

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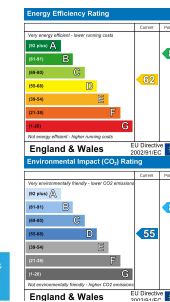
## Bank House, 41 Main Street, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HP

- End-Terrace Cottage
- Charm & Character
- Village Location
- Double Glazing
- No Onward Chain

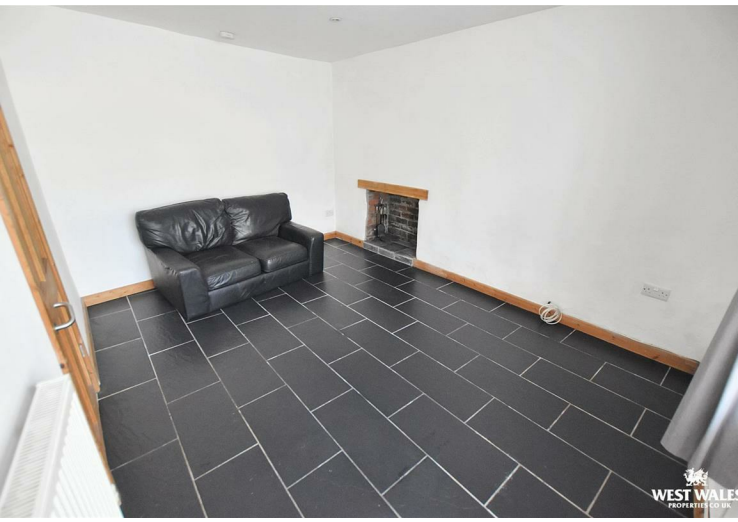
- Three-Double Bedrooms
- Countryside Views To Rear
- Rear Garden With Workshop
- Oil Central Heating
- EPC rating D

**Price £260,000**

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Welcome to Bank House, an end terrace character cottage located in the sought after coastal village of Llangwm. The property boasts traditional charm blended with modern comforts. The layout of the property briefly comprises of an entrance hall, living room, dining room opening through to the modern kitchen and a utility room. On the first floor is a split level landing leading to three bedrooms - the master offers an en-suite shower room, and a family bathroom. The property is served by double glazing and oil fired central heating. Character features include quarry tiled flooring, exposed woodwork and decorative fireplace hearth in the living room.

Externally, a gated driveway to the side provided off road parking for one car. To the rear is a garden which is laid to hardstanding and lawn, with a handy workshop providing storage or potential for a recreational space.

With the further appeal of no onward chain, viewing is highly recommended!

Situated in the popular Estuary village of Llangwm, some seven miles south of the County Town of Haverfordwest. The village has amenities including shop/post office, public house, sports club, junior school, and dispensing pharmacy & 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 the Freeman's Way bypass to Merlin's Bridge. Take the first exit signposted Burton/Freystrop. Proceed to Troopers Inn and turn left signposted Llangwm. Proceed into the village and along Main Street, the property will be found on your right hand side as denoted by our for sale board. Wha3Words: irritated.routine.dynamics

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.