



## Elster

Rectory Road, Llangwm, SA62 4JA

OIRO: £315,000 | Freehold | EPC: D





Introducing this beautifully positioned detached bungalow, located in the heart of the picturesque estuary village of Llangwm. With three bedrooms, front and rear gardens, and just steps away from Blacktar Point, this property offers an idyllic setting for countryside walkers and estuary enthusiasts alike.

The property is approached through a well-maintained front garden, with the bungalow set in an elevated position, enjoying privacy from the road. The spacious lounge features sliding doors that open onto the front patio, creating a bright and welcoming living space. The kitchen offers a range of matching eye and base units, with ample room for a small dining table, providing a practical and cosy area for everyday meals. There are three generously sized bedrooms, two of which are doubles, all offering excellent proportions. The bathroom is well-appointed with a roll-top bath and a corner shower, catering to everyday family needs.

Externally, the property boasts a private driveway with parking for multiple vehicles and access to a detached garage. The rear courtyard garden features steps leading to an elevated patio area, ideal for outdoor entertaining, surrounded by mature shrubs and trees. The detached garage also benefits from a workshop area, presenting an opportunity for further development or conversion, subject to the necessary planning permissions.

Situated on Rectory Road in the highly sought-after village of Llangwm, this property enjoys a prime location within a community that was featured in the Sunday Times' "Best Places to Live". Llangwm offers a range of local amenities including a shop/post office, public house, sports club, junior school, and outreach surgery, fostering a strong sense of community. For a wider range of facilities, Haverfordwest is just seven miles away, providing access to a mainline train station, hospital, library, swimming pool, cinemas, supermarkets, and various retail outlets.





### Entrance Hallway

uPVC front door leading into a spacious entrance hallway with wooden flooring. Doors provide access to the reception rooms, bedrooms, and bathroom.

### Lounge

4.53m x 3.65m (14'10" x 12'0")

A bright and comfortable lounge featuring wooden flooring and an electric fireplace. Sliding patio doors open onto the front patio, offering easy access to the outdoor space. Includes a television point and a radiator.

### Kitchen

5.45m x 3.70m (17'11" x 12'2")

A well-appointed kitchen with tiled flooring, featuring a range of matching eye and base level units with worktops over and tiled splash backs. Includes a sink, plumbing for a dishwasher, electric cooker, and a recently installed oil Navien boiler (March 2024). Space for an American-style fridge freezer, with windows to the rear aspect, a radiator and a door leading to the patio.

### Bathroom

2.67m x 2.63m (8'9" x 8'8")

A stylish bathroom with tiled flooring and walls, featuring a corner shower with a sliding glass screen, sink with a mirrored cabinet above, freestanding roll-top bath, WC, extractor fan, glazed window to the rear, and a radiator.

### Bedroom One

3.65m x 3.21m (12'0" x 10'6")

A well-sized double bedroom with carpeted flooring, a window to the front aspect, and a radiator.

### Bedroom Two

3.70m x 3.21m (12'2" x 10'6")

Another spacious double bedroom with carpet underfoot, a window to the rear aspect, and a radiator.

### Bedroom Three

2.63m x 2.06m (8'8" x 6'9")

A cosy single bedroom with carpeted flooring, an integrated storage cupboard, window to the front aspect, and a radiator.

### External

The property benefits from a driveway adjacent to the house with ample space for multiple vehicles. The front garden is laid to lawn, surrounded by trees and shrubs, and features a patio terrace. The rear garden is concreted with a covered area, steps leading up to a patio with a pond and gravelled surrounds, bordered by flowerbeds, trees, and shrubs. The garage has an up-and-over door, with additional rear workshop space.

### Additional Information

Mains services are connected. Oil central heating.

### Council Tax Band

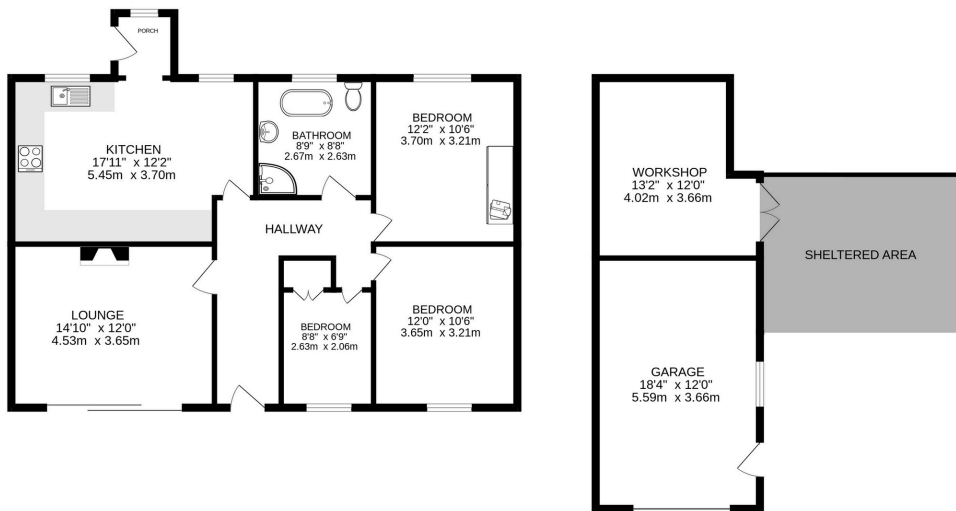
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**GROUND FLOOR**  
1272 sq.ft. (118.2 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		56
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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