



35 Orchard Row, Llangwm, SA62 4JJ

£125,000

*Former Fisherman's Cottage close to the tidal waters of the Cleddau Estuary

*Character 2 Bedroom Accommodation

*In need of some improvement but with plenty of potential as a first home or for holiday let etc.

SITUATION

Orchard Row is located in one the older parts of the Riverside Village of Llangwm which lies on the northern shoreline of the tidal water of the Cleddau Estuary. Parts of the village being within the Pembrokeshire Coast National Park. Llangwm is a popular residential setting, being conveniently located to all of the major towns of the area and having a well established community spirit with several sporting and social clubs, a public house and primary school. There are some delightful walks along the rivers edge.

DESCRIPTION

35 Orchard Row comprises a charming end of terrace traditionally constructed house, offering deceptively spacious accommodation with character features a later extension. Situated in a picturesque setting, the property benefits from oil-fired central heating and uPVC double glazing.

ACCOMMODATION

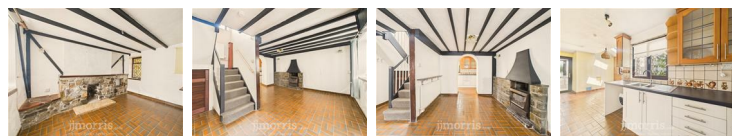
GROUND FLOOR

ENTRANCE PORCH



uPVC double glazed door with stained glass insert, wall lights, tongue and groove clad ceiling. Further leaded light uPVC door into:

SITTING ROOM 22'3" x 13'11" (6.8 x 4.25)



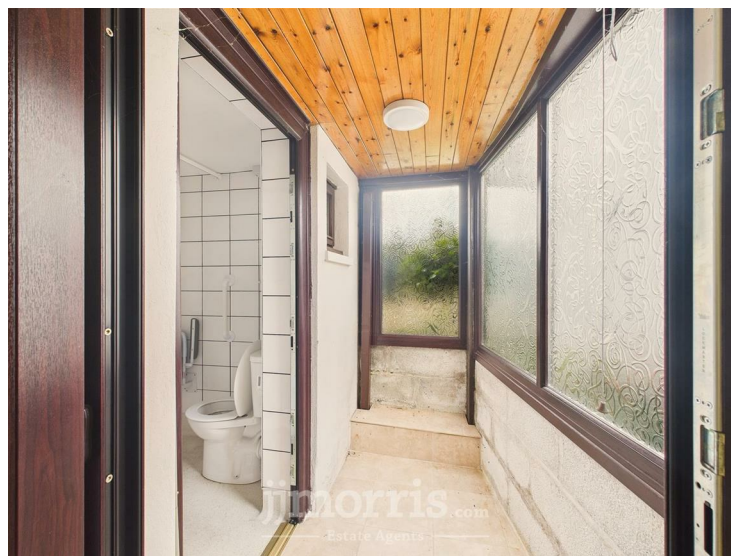
Originally two rooms, now a large open plan space with central staircase and understairs cupboard. Quarry tiled floor, beamed effect ceiling, two front-facing windows with tiled sills, two radiators, two stone fireplaces (one housing a Parkray solid fuel stove).

KITCHEN / DINING ROOM 4'11" x 11'1" opening into 9'10" x 11'5" (1.5 x 3.4 opening into 3.0 x 3.5)



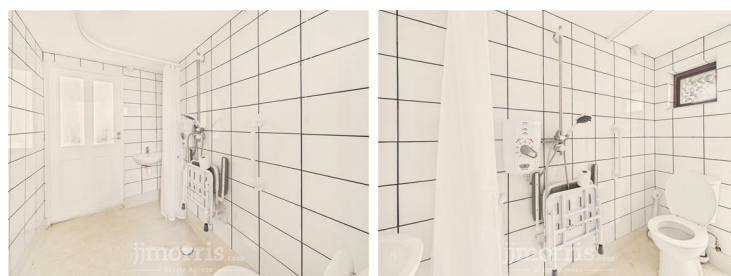
Quarry tiled flooring, part tiled walls, electric cooker point with extractor, stainless steel 1.5 bowl sink, fitted base and wall units. French doors open from the dining area to the rear garden.

SIDE PORCH



Leading to:

WET ROOM



WC, shower, wash hand basin. Door through to:

FRONT HALLWAY / UTILITY AREA



External access to front, oil-fired boiler, plumbing for washing machine, wall-mounted cupboards.

FIRST FLOOR

HALF LANDING

Radiator and rear-facing window.

MAIN LANDING

With loft access.

BEDROOM ONE 14'3" x 15'1" (4.35 x 4.6)



Spacious double with dual aspect windows, built-in wardrobes, radiator, and partial river views.

BEDROOM TWO 11'5" x 8'10" (3.5 x 2.7)



Double bedroom with fitted wardrobes and front-facing window.

BATHROOM 5'10" x 5'6" (1.8 x 1.7)



Sliding door access, bath with shower cubicle over, WC, wash hand basin, radiator, fully tiled walls, and extractor fan.

EXTERNALLY



To the fore of the property is a forecourt whilst to the rear is a small garden, typical of properties in this setting.

SERVICES

Mains water, electricity and drainage are connected. The property has uPVC double glazing and full oil fired central heating.

TENURE

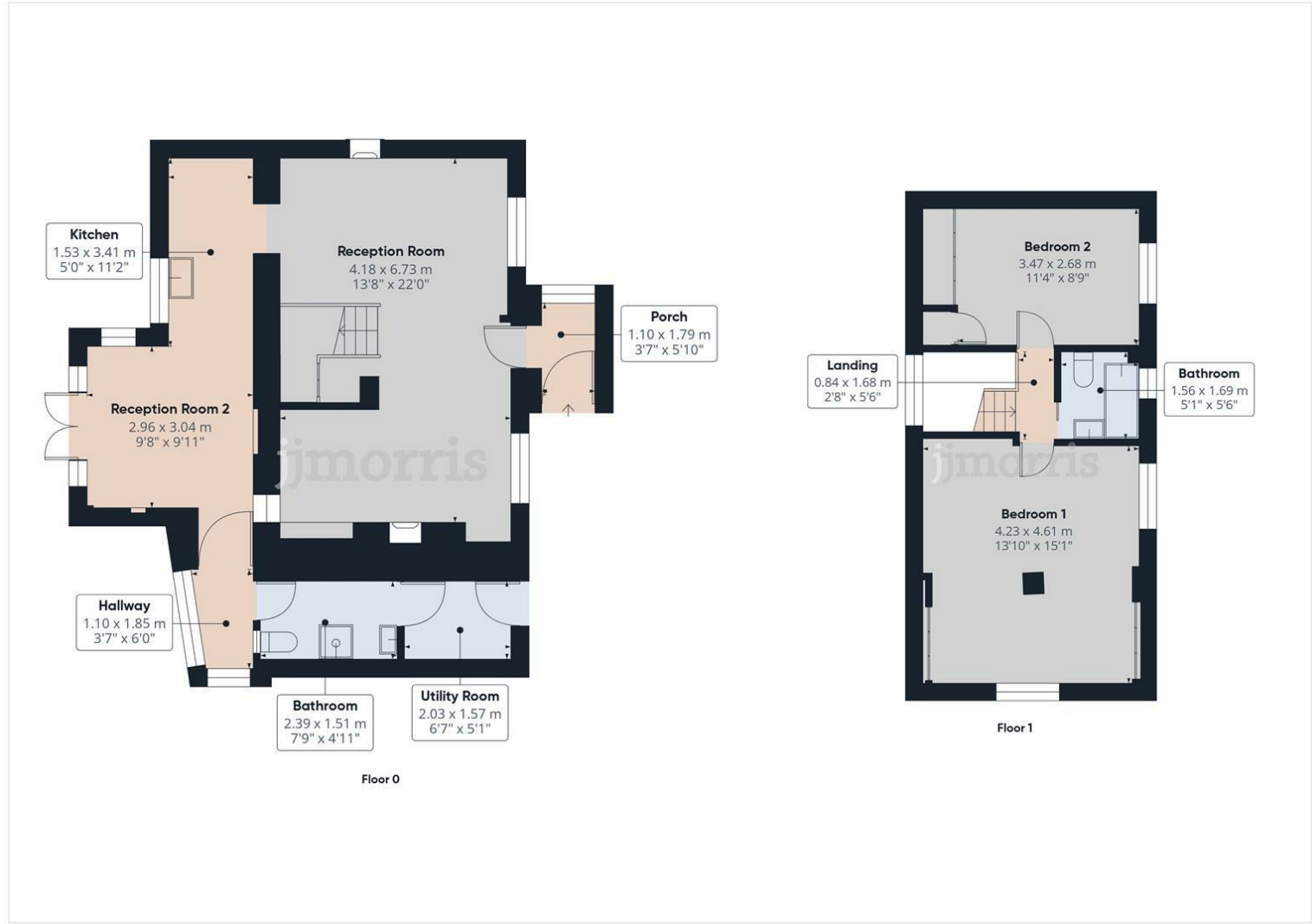
Freehold with vacant possession on completion.

NB: This is a probate sale and the Grant of Probate is awaited.

GENERAL REMARKS

35 Orchard Row occupies a very pleasant setting a stonethrow from the tidal waters on an inlet of the of the Cleddau Estuary and is ideally suited as a first time buy or a holiday let. Viewing is highly recommended.

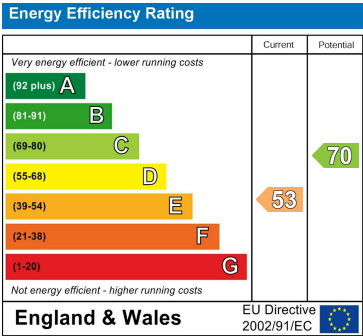
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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