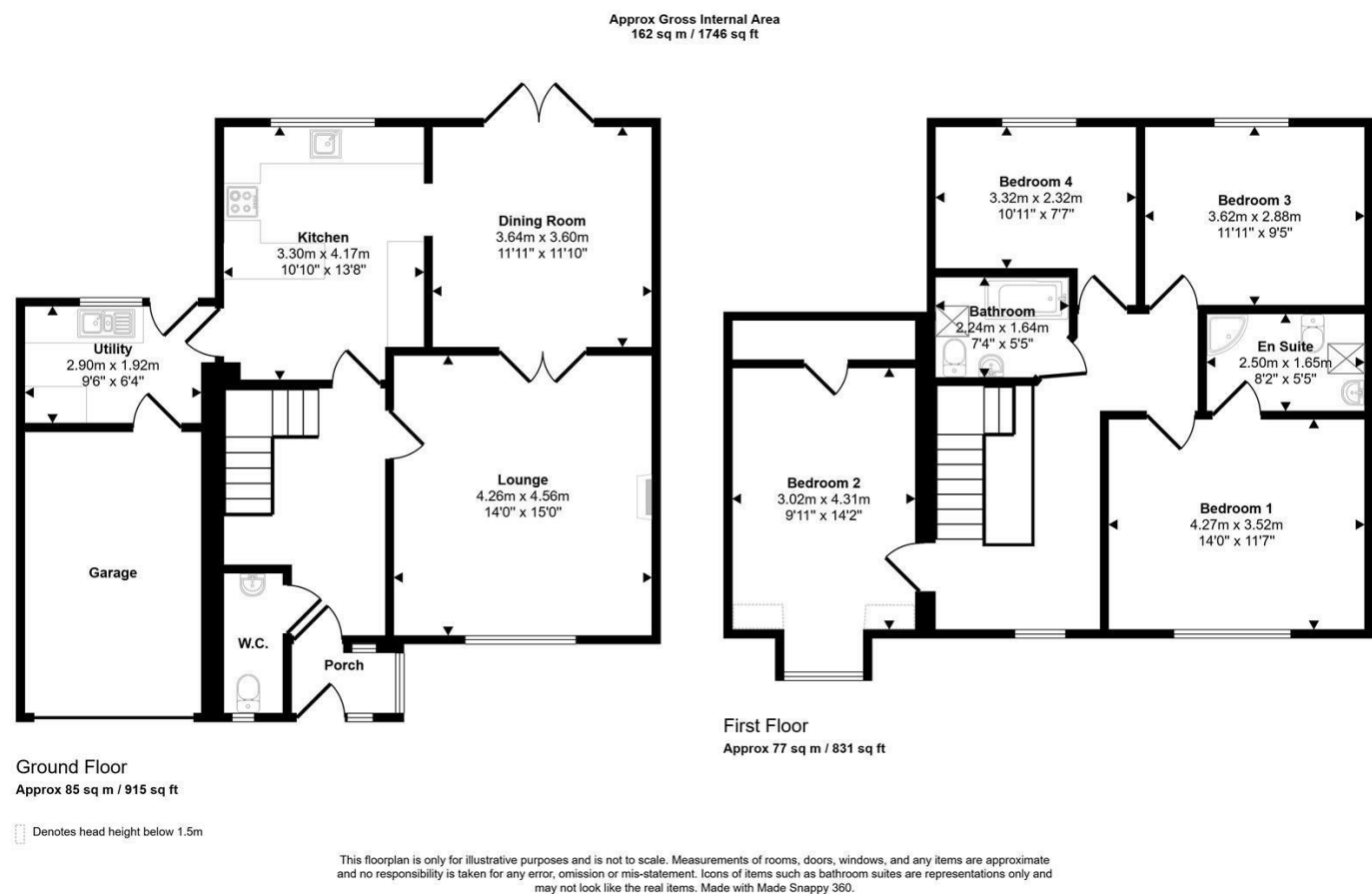




VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Private Drainage

HEATING: Oil Central Heating

TAX: Band E

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

IRK/MSH/10/26/OK ALC

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

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626



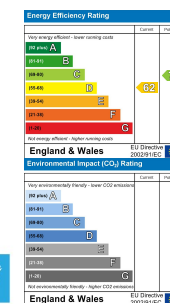
Hayguard Wellhead Lane, Llangwm, Haverfordwest, Pembrokeshire, SA62 2LJ

- Detached House
- Attached Single Garage
- Master Bedroom with En-Suite
- Ample Off Road Parking
- Village Location

- Four Bedrooms
- Utility Room
- Immaculately Presented
- Low Maintenance Garden
- EPC D

Offers In Excess Of £450,000

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The Agent that goes the Extra Mile





Welcome to Hayguard, located on Wellhead Lane, a single-track road on the outskirts of the estuary village of Llangwm. The property was built by the current vendors and has been immaculately maintained, making it a fantastic prospect for anyone seeking a substantial family home in a peaceful village setting.

The accommodation briefly comprises an entrance hall with downstairs WC, kitchen, complemented by a utility room with access to the garage, also leading from the kitchen finds a dining room with access to the lounge.

On the first floor, a landing leads to four double bedrooms (the master bedroom benefitting from an en-suite) and a family bathroom.

Externally, the property provides a low-maintenance, paved patio seating area to both the front and rear. To the front, a driveway provides ample off-road parking and access to the attached single garage. Countryside views can be enjoyed from the garden and rear-facing windows.

Viewing is highly recommended to fully appreciate all this family home has to offer.

The popular Estuary village of Llangwm lies some seven miles south of the County Town of Haverfordwest and featured in the Sunday Times "Best Places to Live". The village has amenities including a public house, sports club, junior school, and 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 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 to the mini roundabout and take the third exit. Enter the village, proceed along the Kilns, passing The Cottage Inn on your left, continue down Main Street until you reach Llangwm Methodist Church. Take a left-hand turn into the lane between the church and Llangwm Cricket & Social Club. Continue straight along Wellhead Lane and the property is located on the left-hand side, up a steep, bricked driveway. What3Words: [///frostbite.obligated.others](https://www.what3words.com/#!/en/0G8G-8888-8888)

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