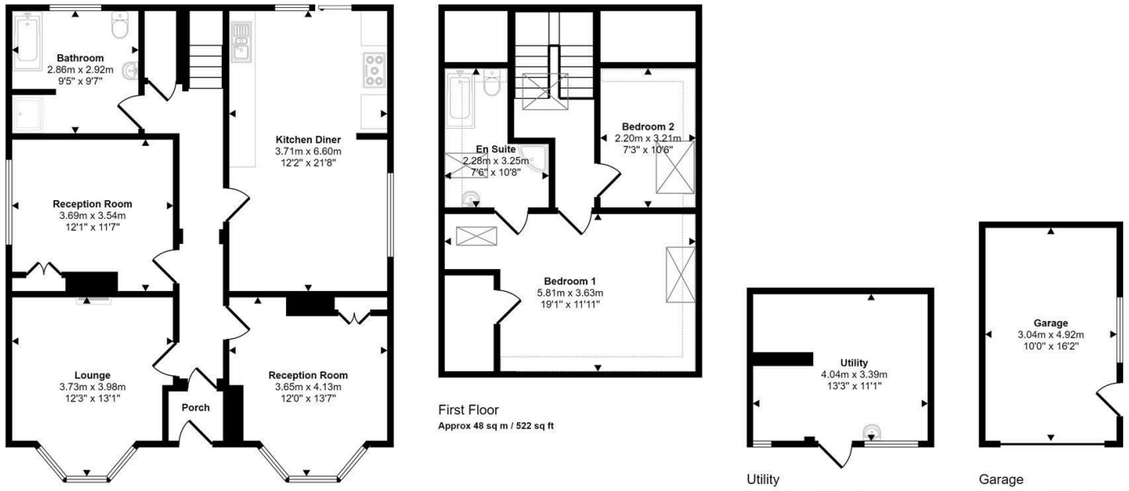
Approx Gross Internal Area
167 sq m / 1795 sq ft



Ground Floor
Approx 90 sq m / 965 sq ft

First Floor
Approx 48 sq m / 522 sq ft

Utility
Approx 14 sq m / 147 sq ft

Garage
Approx 15 sq m / 161 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 Mains Drainage, Mains Electric, Mains Water
HEATING: Oil
TAX: D

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

JETH/ESL/06/25/Ok EJL

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

01437 762626
www.westwalesproperties.co.uk



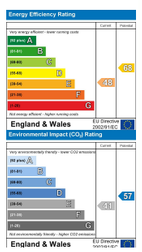






Llwyn-On 5 The Kilns, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HG

- Detached Dormer Bungalow
- Three/Four Bedrooms
- Countryside Views To Rear
- Well Tended Gardens
- Garden Room And Utility Room
- Immaculately Presented
- Popular Village Location
- Off Road Parking & Garage
- Oil Fired Central Heating
- EPC Rating: E



Price £360,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

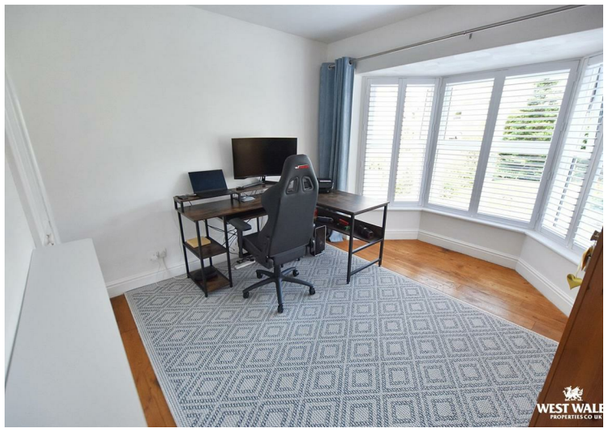
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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The Agent that goes the Extra Mile





















An immaculately presented detached dormer bungalow in the sought after location of The Kilns, Llangwm. The property has been updated by the current vendors and exudes comfort and style throughout, making it the perfect family home! The rear facing windows and garden have fantastic far reaching views of the surrounding countryside which can be enjoyed from most aspects.

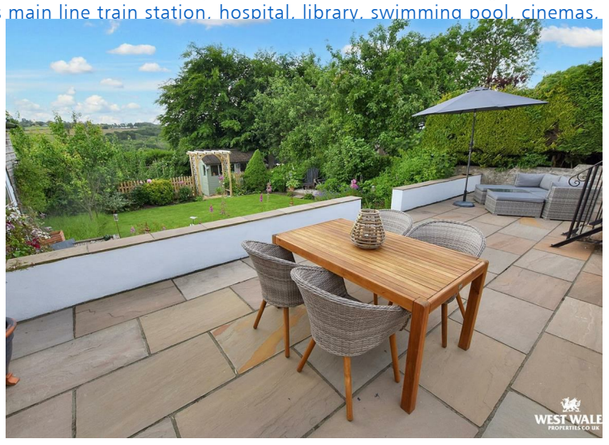
The accommodation briefly comprises of an entrance vestibule and hallway on the ground floor, living room, open plan kitchen/diner which leads to a decked balcony area ideal for al fresco dining of an evening. family bathroom and two double bedrooms. On the first floor is the master bedroom with a stylish en-suite bathroom, and a further fourth bedroom. The property is immaculately presented, with a neutral decoration, bay windows and stripped wood flooring. The property is served by double glazing and oil fired central heating.

Externally, there is a driveway to the front providing ample off road parking and access to the detached single garage. Beautifully tended lawned gardens to the front and a south facing garden to the rear is also equipped with a vegetable plot. A further garden room could be used as a pleasant seating area, hobby room or home office! A door leads to a utility room situated beneath the property, providing practical space for home appliances.

Viewing is highly recommended in order to appreciate this beautiful home!

Situated in the popular Estuary village of Llangwm, some seven miles south of the County Town of Haverfordwest. The village has amenities including , public house, sports club, primary 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,







DIRECTIONS

From Haverfordwest proceed along the Freemen'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 turning right at the mini roundabout and continue to for a short distance, where the property will be on your right, denoted by our for sale board. What3Word:///scoots.wand.tenses

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