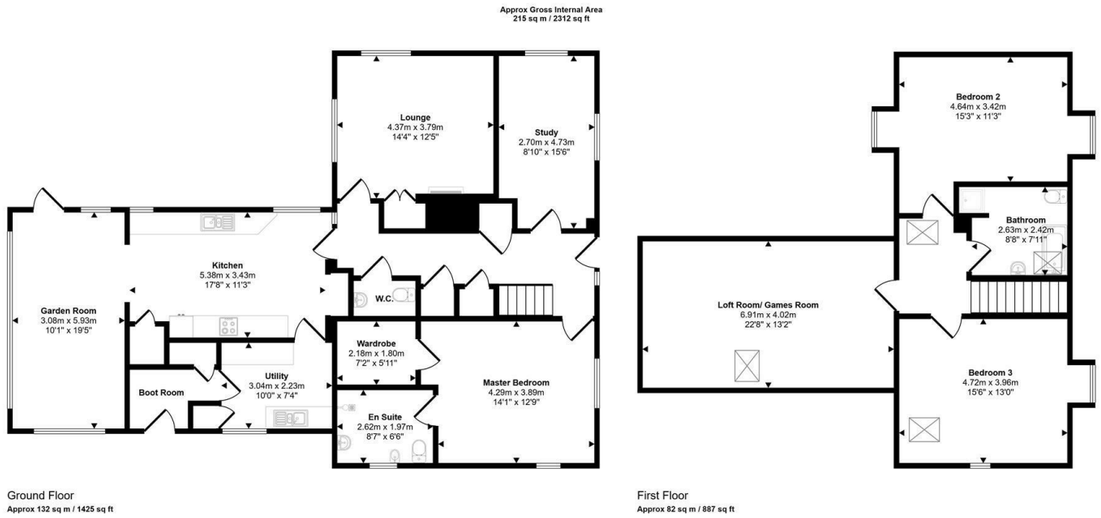
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WEST WALES FINEST PROPERTIES

THE AGENT WITH THE LONDON CONNECTION



Woodcote, 18 The Gail, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HJ

- **Detached House**
- **Immaculately Presented**
- **Detached Double Garage**
- **Ample Off Road Parking**
- **Countryside And Estuary Views**
- **Three/Four Bedrooms**
- **Open Plan Kitchen/Diner**
- **Wrap Around Garden**
- **Air Source Heating And Solar Panels**
- **EPC Rating: B**

Offers In Excess Of £500,000

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MAYFAIR OFFICE GROUP

Summary

Welcome to Woodcote, located on The Gail, 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 and an open-plan solid wood kitchen, complemented by a utility room and rear porch, leading through to a dining room with a vaulted ceiling. There is a lounge featuring a wood-burning stove set within an inglenook fireplace, along with a downstairs cloakroom, study, and a master bedroom with an en-suite bathroom and walk-in wardrobe.

On the first floor, a landing leads to a loft room housing the air source manifold—an ideal space for a games room—along with two further double bedrooms and a family bathroom. The property benefits from double glazing, air source central heating, and underfloor heating on the ground floor. Privately owned solar panels provide the advantage of reduced energy costs.

Externally, the property sits within approximately 0.3 acres of well-tended wraparound gardens, mainly laid to lawn, with a patio seating area and water feature, vegetable garden, greenhouse, orchard with espaliered apple trees, and a summer house—perfect for relaxing. To the front, a driveway provides ample off-road parking and access to a detached double garage. Countryside views, with the estuary below, 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 public house, sports club, junior school, and outreach surgery, which all contribute to its strong community spirit and active social life. A wider range of facilities is available in Haverfordwest, such as main line train station, hospital, library, swimming pool, cinemas, supermarkets, shops etc. The Gail leads to Blacktar, where you can access the estuary, which has boat moorings.













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. Enter the village, proceed along the Kilns and before reaching the centre of the village. take a left-hand turn into The Rise. The property is located on the right-hand side. What3Words: ///closed.freely.pushover

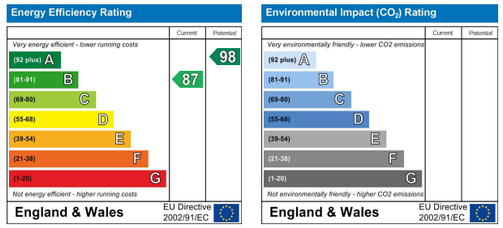
GENERAL INFORMATION

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: Air Source
TAX: Band F

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

JETH/ESL/04/26/DRAFT

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AERIAL VIEW

