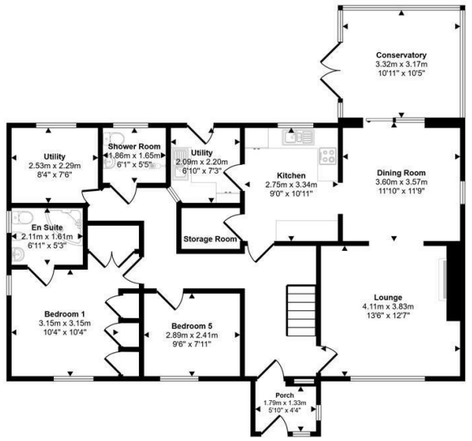
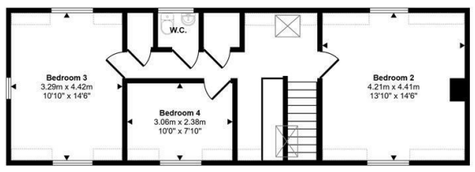
Approx Gross Internal Area
219 sq m / 2360 sq ft

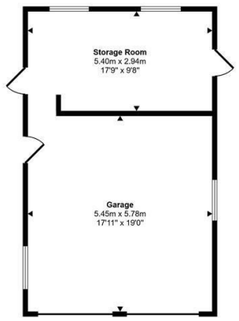


Ground Floor
Approx 112 sq m / 1206 sq ft

Denotes head height below 1.5m



First Floor
Approx 59 sq m / 636 sq ft



Outbuilding
Approx 48 sq m / 517 sq ft

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 Electric, Mains Water
HEATING: Oil
TAX: Band F

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

IRK/ESL/06/26/DRAFT

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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,

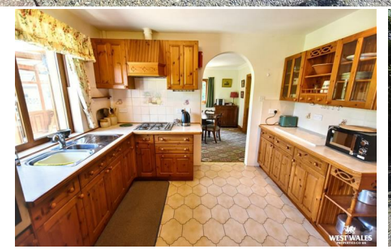
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
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01437 762626
www.westwalesproperties.co.uk



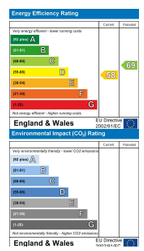






Poppy Lodge The Gail, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HJ

- Detached Dormer Bungalow
- Village Location
- Garden To Rear With Sheds
- Detached Double Garage With Storage Above
- No Onward Chain
- Five Bedrooms
- Two Reception Rooms Plus Conservatory
- Ample Off Road Parking
- Oil Fired Heating
- EPC Rating: D



Offers In Excess Of £400,000

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EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile













Situated on the outskirts of the highly sought-after village of Llangwm, this appealing detached dormer bungalow enjoys a pretty setting along a single-track lane, surrounded by open countryside and neighbouring fields. The property has been well maintained and offers versatile accommodation with two generous reception rooms, a bright conservatory, a well-appointed kitchen with pantry, and two useful utility rooms, one is a potential 6th bedroom or bathroom.

The home boasts five well-proportioned bedrooms, including two on the ground floor, one of which benefits from an en-suite bathroom and a family shower room. Upstairs are three further bedrooms and a separate WC, making it an ideal home for growing families or those seeking flexible living arrangements. Additional benefits include oil-fired central heating and double glazing throughout.

Externally, the property is equally impressive, with a gated driveway providing ample off-road parking, a detached double garage with electric doors and useful loft storage above. The well tended rear garden features lawned spaces and a covered patio seating area overlooking the garden, a dedicated BBQ area, and a wooden pergola with mature creeper plants. To the far end of the garden is a sheltered area housing a range of storage sheds and log stores. Offered to the market with no onward chain, this delightful home offers convenient and comfortable village living. Viewing is highly recommended!

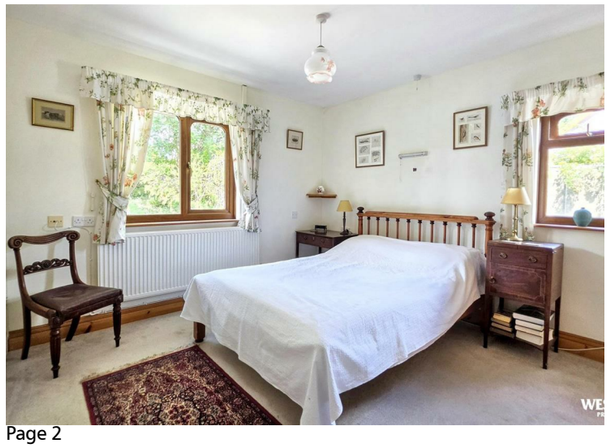
The popular Estuary village of Llangwm lies some seven miles south of the County Town of Haverfordwest and featured in the Sunday Times "Best Places to Live". The village has amenities including a public house, sports club, junior school, and outreach surgery, which all contribute to its strong community 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. 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

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