

Approx Gross Internal Area
70 sq m / 750 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: We are advised Freehold.

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

TAX: Band C

JETH/ESL/04/23/04/23/OK EJJ

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

FACEBOOK & TWITTER

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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.

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

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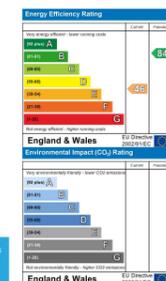


Dove Cottage 4 The Green, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HS

- Mid-Terrace House
- Very Well Presented
- Wood-Burning Stove
- Pedestrian Rear Access
- Excellent FTB/Holiday Home
- Character Cottage
- Two Bedrooms
- Village Location
- No Onward Chain
- EPC Rating: E

Offers In Excess Of £220,000

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The Agent that goes the Extra Mile





Dove Cottage is a beautifully presented character cottage located alongside the village green in Llangwm. Accessed through a walled frontage, the layout of the property briefly comprises of an Entrance Hall, Lounge with solid wood flooring and wood-burning stove, Kitchen, Utility Room, Two Bedrooms and a Family Bathroom with shower. The property boasts many character features including an exposed A Frame in the master bedroom and quarry tiles in the hallway.

Externally, there is a low maintenance courtyard garden to the rear which is laid to patio with Astro turf. Pedestrian side access is available at the rear of the property.

This property is currently being run as a successful holiday let, offering the potential of an exciting business venture for the new buyer. It also has the added appeal of No Onward Chain. Viewing is highly recommended!

The popular Estuary village of Llangwm lies some seven miles south of the County Town of Haverfordwest. The village has amenities including shop/post office, 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, pass the shop and and after the village green take the left hand turn, where the property will be found on the left-hand side. What3Words: critic.dime.importing

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