

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.

COUNCIL TAX: Band 'D'

HEATING: Electric

ref: IK/LLE/APR/250K 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
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Riverside Cottage Blacktar, Llangwm, Haverfordwest, Pembrokeshire, SA62

14/11

- Semi-Detached Cottage
- Brilliant Investment
- Two Bedrooms
- Electric Heating
- Income Potential

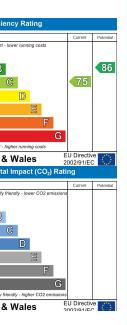
£390,000

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The Agent that goes the Extra Mile



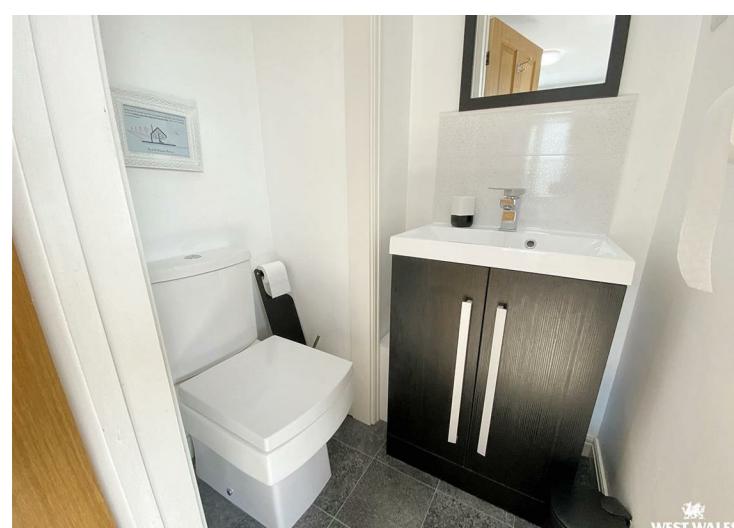


A charming riverside cottage boasting lovely views over the Llangwm estuary. Situated in a highly desirable setting approx just 7 miles from the county town of Haverfordwest, this quaint cottage would make a brilliant investment. Currently run as a successful holiday let, the property also boasts its very own one bedroom cabin in the garden, offering additional income potential. Viewing is highly recommended to appreciate the setting!

On entering the property, you are greeted by an open plan living/kitchen/diner which boasts those idyllic estuary views. Designed with modern living in mind, this space really is the heart of the home and would be ideal for entertaining your family and friends, while enjoying those forever changing views. Benefiting from a neutral decor, there is also ample natural lighting throughout. The ground floor also provides a partially renovated third bedroom. A staircase leads to the first floor which accommodates the family bathroom, and two double bedrooms, one which has a w/c. The property has electric heating, and benefits from solar panels.

The well tended mature gardens are home to a one bedroom self contained cabin. Situated in an elevated position overlooking the estuary, the cabin would make the ideal retreat with lovely countryside walks right on your doorstep. Externally, there is ample driveway parking to the front, and an outside storage room.

Situated in the popular Estuary village of Llangwm, 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 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, supermarkets, shops etc.



DIRECTIONS

From Haverfordwest proceed along the Freemen's Way bypass to Merlin's Bridge. Take the first exit signposted Burton/Freystrup. Proceed to Troopers Inn and turn left signposted Llangwm. Proceed into the village and along Main Street. Turn left onto The Gail and follow the lane all the way to the waterfront. Continue along the waterfront, where the property will be on the right hand side.

What/Three/Words://sample.backers.conqueror

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