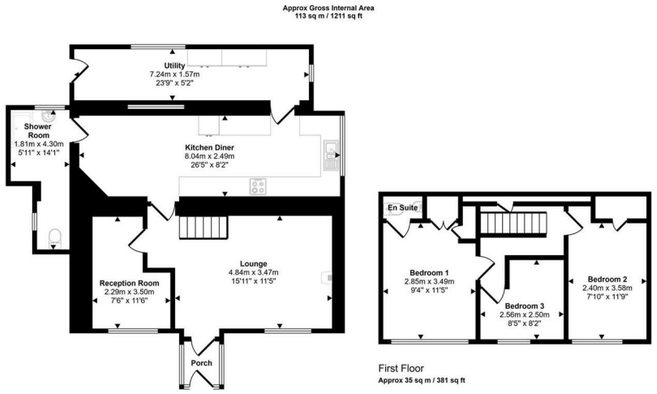

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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, Private Drainage
HEATING: Oil
TAX: Band D

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

JETH/ESL/02/26/JETH

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

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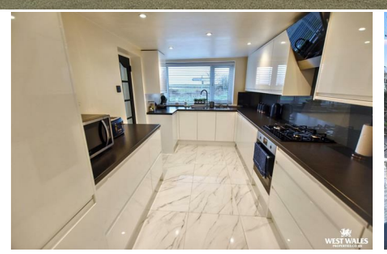
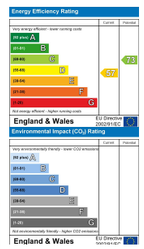
www.westwalesproperties.co.uk



Lansdowne Cottage Troopers Inn, Llangwm, Haverfordwest, Pembrokeshire, SA62 4NJ

- **Detached House**
- **Well Presented**
- **Garden To Rear**
- **Master Bedroom With En-Suite WC**
- **Oil Fired Central Heating**
- **Four Bedrooms**
- **Off Road Parking With EV Charging**
- **Downstairs Shower Room**
- **Village Location**
- **EPC Rating: D**



Offers Around £300,000

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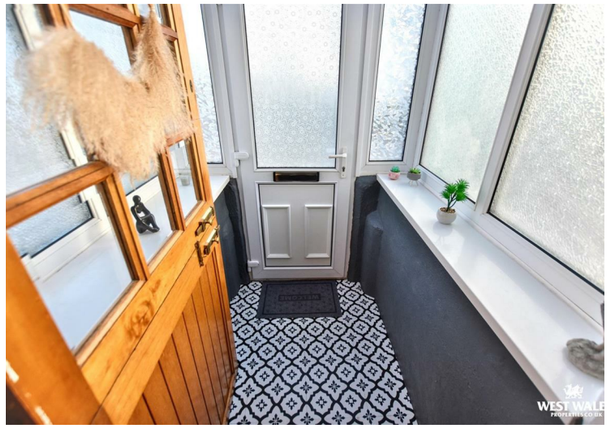
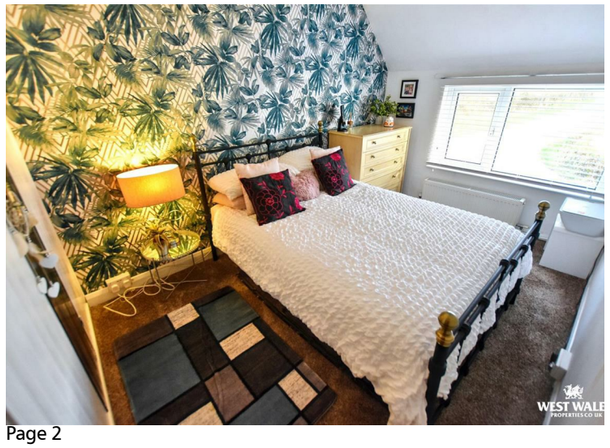
The Agent that goes the Extra Mile





Welcome to Lansdowne Cottage. Dating back to the early 1800's this property stands in a prominent position in the centre of Troopers Inn, convenient for Haverfordwest town which is located approximately 3.5 miles to the North.

The layout of the property briefly comprises of an entrance porch opening to a living room with a feature fireplace housing a wood-burning stove, an open plan kitchen/diner with a further stove, fitted with modern high gloss kitchen units and supported by a handy utility and boot room. There is also a downstairs bedroom and shower room on the ground floor. Stairs lead up to the first floor which leads through to three bedrooms, the master is served by fitted wardrobes and an en-suite WC. The property is served by oil fired central heating and double glazing.

Externally, there is a gated driveway to the side of the property providing ample off road parking - enough space for a caravan or motorhome, and an EV charging point. Beyond the driveway is a beautifully tended garden which is laid to lawn and backs onto a surrounding field, giving a very pleasant outlook.

This is a lovely family home close to all amenities in Haverfordwest. Viewing is highly recommended!

The small hamlet of Troopers Inn lies between the villages of Freystrop and Llangwm. Llangwm is a vibrant community, with village shop and post office, public house, new junior school, and sports club. Haverfordwest has a wide variety of amenities, including main line train station, county hospital, library, leisure centre and swimming pool, cinema, shops, supermarkets and retail parks, secondary schools and further education college.

DIRECTIONS

From Haverfordwest proceed along Freemans Way, at the roundabout take the first exit signposted for Hook/Burton. Continue along this road for approximately 3.5 miles until you reach the village of Troopers Inn, where you will find Lansdowne Cottage on the right hand side of the crossroads. What3Words:///gestures.blossom.unzipped

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