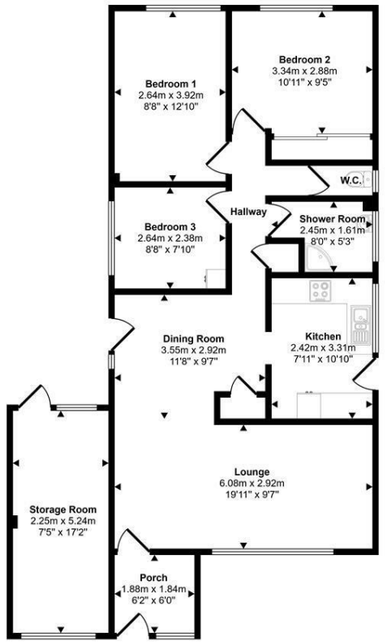
Approx Gross Internal Area
93 sq m / 1006 sq ft




Floorplan

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, Mains Drainage
Heating: Oil
TAX: Band D

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

IRK/ESL/07/26/DRAFT

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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.
**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*

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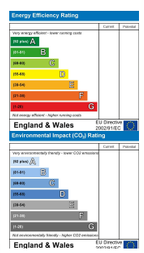






## 24 Gail Rise, Llangwm, Haverfordwest, Pembs, SA62 4HW

- **Detached Bungalow**
- **Well Presented**
- **Oil Central Heating**
- **Garage Conversion Offering Excellent Work/Hobby Space**
- **Off Road Parking**
- **Popular Village Location**
- **No Onward Chain**
- **Garden To Rear**
- **Shower Room And Separate WC**
- **EPC Rating: D**




## Offers In Excess Of £200,000

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

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***The Agent that goes the Extra Mile***









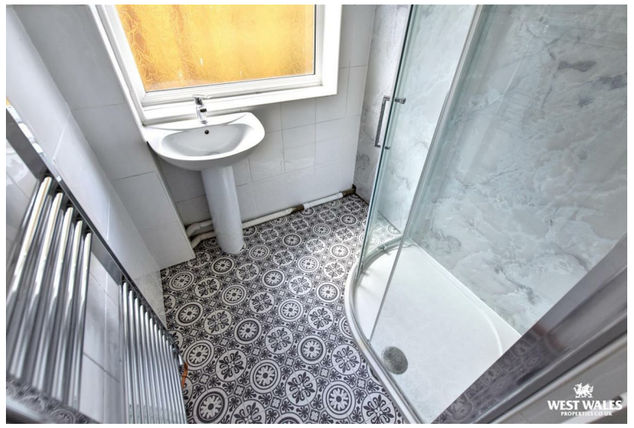














Situated within a highly sought-after cul-de-sac in this popular estuary village, 24 Gail Rise is a well-maintained detached bungalow. Presented in good decorative order throughout with a tasteful neutral colour scheme, the property is ready for a new owner to move straight in while still offering scope to personalise if desired.

The accommodation comprises an entrance porch leading into an open-plan living and dining room, creating an excellent space for both everyday living and entertaining. The fitted kitchen provides a range of storage and workspace and benefits from direct access to the rear garden, making it ideal for indoor-outdoor living during the warmer months. There are three well-proportioned bedrooms, together with a modern shower room and the added convenience of a separate WC.

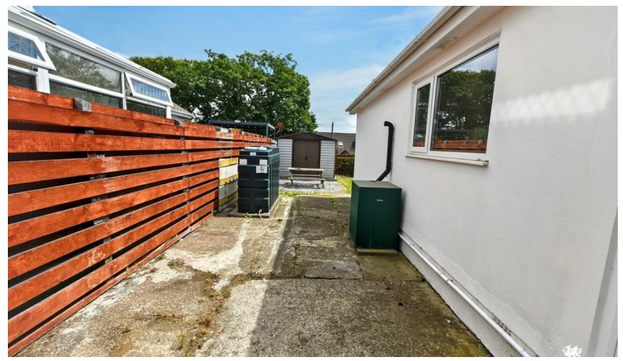
Further benefits include double glazing throughout and oil-fired central heating, ensuring comfort and efficiency all year round.

Externally, the property enjoys excellent kerb appeal with a driveway to the front providing off-road parking. To the rear is a well tended garden, predominantly laid to lawn with established planting, a patio seating area perfect for relaxing or entertaining, and a useful garden shed for additional storage.

A particularly attractive feature of the property is the converted garage, which has been transformed into a versatile additional reception space. Whether used as a hobbies room, home gym, studio or a well-equipped home office/workspace, it provides valuable extra accommodation to suit a variety of lifestyles and requirements.

Offered to the market with the significant advantage of no onward chain, this delightful bungalow represents an excellent opportunity for those seeking a comfortable home in a desirable village location. Early viewing is highly recommended!








## 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. Take the second left into Gail Rise, and the property will be found on the right-hand side.
What3Words: ///crash.skate.emperor

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