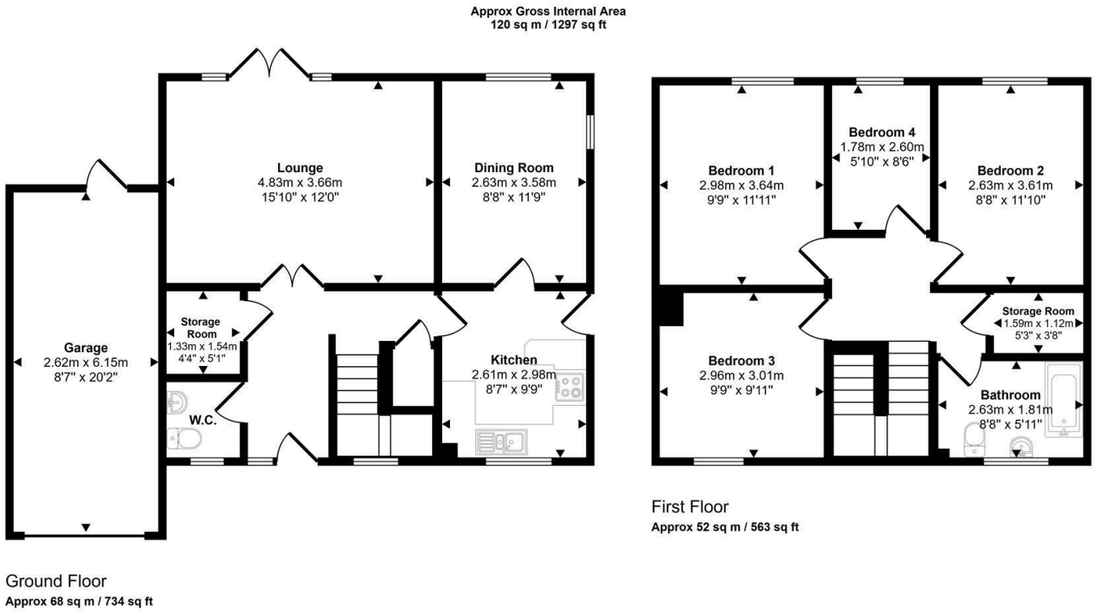


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Please Note - the attic was converted in approximately 1984 and we have not been provided with any building regs or planning documents should they be necessary.

JETH/ESL/05/26/DRAFT

FACEBOOK & TWITTER
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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
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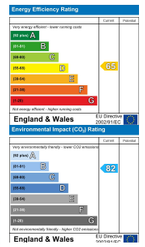






6 Gail Rise, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HW

- Linked Detached House
- Two Reception Rooms
- Double Glazing & Oil Central Heating
- Enclosed lawned garden
- Village Location
- Four Bedrooms
- Single Garage & Driveway Parking
- Oil Central Heating
- Ideal family accommodation
- EPC Rating D



Price £260,000

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The Agent that goes the Extra Mile













A well-presented linked-detached family home, situated on a sought-after cul-de-sac within the popular village of Llangwm. Offering comfortable accommodation throughout, the property is ideal for modern family living.

The accommodation briefly comprises an inviting entrance hall with cloakroom/WC, a comfortable lounge with French doors opening onto the rear garden, a fitted kitchen, and a separate dining room to the ground floor. To the first floor are four bedrooms, a useful storage room, and a family bathroom. The property further benefits from double glazing and oil-fired central heating.

Externally, the property enjoys a driveway to the front providing off-road parking and access to the attached single garage. To the rear is an enclosed lawned garden, perfect for families and outdoor entertaining. Located in a desirable residential setting, this attractive home combines village living with excellent family accommodation. Early 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. Take the second left into Gail Rise, and the property will be found on the left-hand side.
What3Words: ///ledge.twig.telephone

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