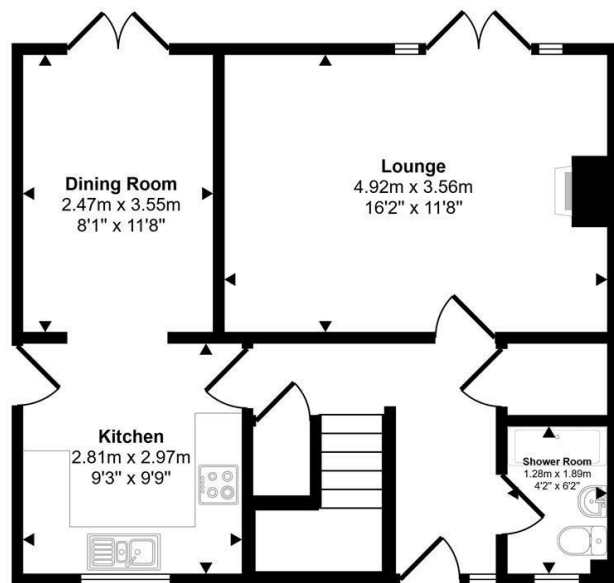
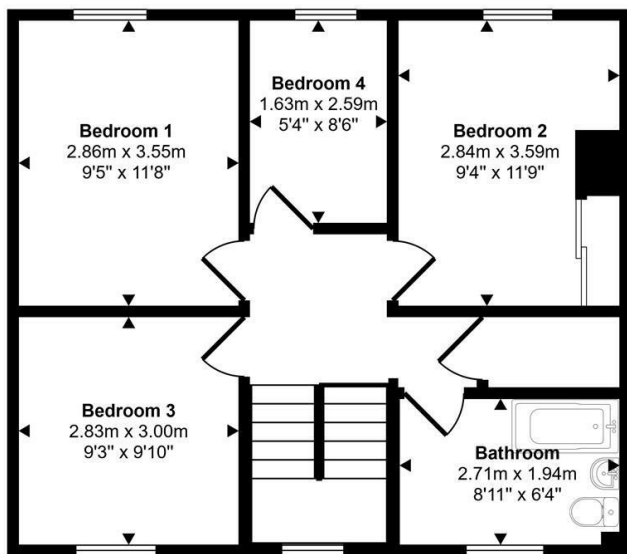


Approx Gross Internal Area
101 sq m / 1091 sq ft



Ground Floor
Approx 50 sq m / 540 sq ft



First Floor
Approx 51 sq m / 551 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: Freehold

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

Property has Mains Drainage, Mains Electric, Mains Water, privately owned solar panels

HEATING: heat pump

TAX: Band E

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

JETH/ESL/01/25/DRAFT

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

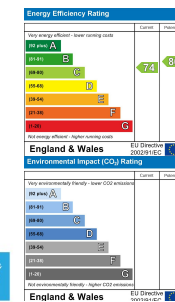


30 Gail Rise, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HW

- Link-Detached House
- Two Reception Rooms
- Garage & Driveway Parking
- Solar Panels
- Air Source Heat Pump & Double Glazing
- Four Bedrooms
- Open Plan Kitchen/Lounge/Diner
- Estuary Views to Rear
- Village Location
- EPC Rating: C

Offers Around £280,000

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The Agent that goes the Extra Mile





30 Gail Rise is a well appointed link-detached house located on a popular cul-de-sac in the village of Llangwm, enjoying glimpses of the nearby estuary. The layout of the property briefly comprises of an entrance hall with cloakroom, coat cupboard and utility cupboard, lounge, kitchen and dining room on the ground floor. On the first floor are four bedrooms and a family bathroom. The property is served by double glazing and air source heat pump, while privately owned solar panels provide reduced energy bills.

Externally, there is a driveway to the front providing off road parking for two cars and access to the adjoining single garage. To the rear is a well tended lawned garden with a patio seating area, and French door lead from both the dining room and living room to the rear.

This is a lovely family home in a great location, 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 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, proceed along the Kilns and before reaching the centre of the village. take a left-hand turn into The Rise. Take the next left into Gail Rise, and the property will be found on the left-hand side. What3Words: grain.shadowing.swan

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