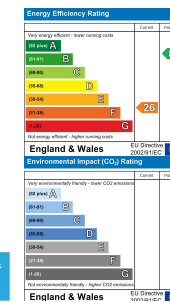


## 17 Glanhafan, Llangwm, Haverfordwest, Pembrokeshire, SA62 4JB

- SEMI DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- LOCAL PURCHASER RESTRICTION
- PARTIAL ESTUARY VIEWS
- IDEAL FIRST TIME BUY
- THREE BEDROOM
- DRIVEWAY PARKING
- GARDEN FRONT AND REAR
- OIL CENTRAL HEATING
- EPC RATING: F

Offers In Excess Of £180,000

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



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.  
TAX: Band 'C'  
PLEASE NOTE: This property has a local restrictive covenant.

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

SSG/5/22/CLMOK/10/5/22

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.

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





Three bedroom semi detached house situated in the popular village of Llangwm. Benefitting from oil central heating and double glazing, the accommodation comprises: Entrance hall, living room, kitchen, utility room, conservatory, bathroom and WC. On the first floor are three bedrooms, the front facing bedroom with waterway views of the Llangwm estuary. In need of some modernisation, this property would be ideal for someone looking to put their own stamp on a property.

Externally, to the front, the property benefits from driveway parking for two cars. The rear garden is mostly laid to lawn with a paved patio area, privacy fencing, and purpose-built storage shed. The rear garden can be accessed from the conservatory or from side access leading off the driveway.

The popular Estuary village of Llangwm lies 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 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.



### LOUNGE

11'5 max x 15'6 (3.48m max x 4.72m)

### BEDROOM

11'7 max x 11'7 (3.53m max x 3.53m )

### KITCHEN

5'9 x 11'4 (1.75m x 3.45m)

### BEDROOM

10'1 x 14'7 (3.07m x 4.45m)

### UTILITY

10'5 x 5'4 (3.18m x 1.63m)

### BEDROOM

7' x 8'5 (2.13m x 2.57m )

### BATHROOM

### WC

### CONSERVATORY

10'4 x 9'4 (3.15m x 2.84m)



### DIRECTIONS

From our office in Haverfordwest, proceed along Freemans Way bypass to Merlins Bridge, taking the 1st exit off the roundabout towards Hook, Llangwm and Burton. Continue through the village of Freystrop to Troopers Inn, turning left at the crossroads to Llangwm. Turn left onto Rectory Road, turn left onto Glanhafan, then turn right to stay on Glanhafan, the property will be found on the left hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.