

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/CLM/OK/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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626



**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

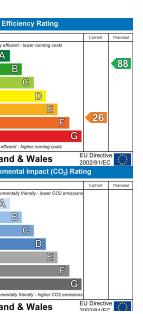
**Offers In Excess Of £180,000**

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





#### LOUNGE

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

#### KITCHEN

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

#### UTILITY

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

#### BATHROOM

#### WC

#### CONSERVATORY

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

#### BEDROOM

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

#### BEDROOM

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

#### BEDROOM

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

#### 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.