

69 Port Lion, Llangwm



Offers In The Region Of £349,950



Set in the sought-after area of Port Lion, a well-proportioned three-bedroom bungalow in an elevated position within the estuary village of Llangwm.

While requiring some modernisation, the accommodation comprises porch, hallway, lounge/dining room, kitchen, utility, wet room, wc and 3 bedrooms. Set on a generous plot, the property enjoys ample outdoor space and benefits from plentiful off-road parking, along with an integral garage.

Offering fantastic potential in a desirable, quiet setting.



RK & son
Lucas
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

Covering the whole of Pembrokeshire from offices in Haverfordwest and Milford Haven.

www.rklucas.co.uk

01437 762538 01646 695713





Porch

Tiled flooring, entrance door with glass panel inserts, sidelight and window to the side

Hallway

Timer entrance door with sidelight, fitted carpet

Living room/ dining room

Fitted carpet, electric fire, 2 x double glazed windows to the front, double glazed window to the side

Kitchen

Matching base and wall units with sunk in sink and integrated appliances, double glazed window to the side, vinyl flooring

Utility

Tiled flooring, uPVC door with glass panel insert to the side, window to the side

Wet room

Shower in cubicle, walk in shower, compact WC and hand basin unit, wet room flooring, window to the rear

WC

Fitted carpet, low flush toilet

Bedroom 1

Window to the side, built in storage, fitted carpet

Bedroom 2

Window to the side, fitted carpet, storage

Bedroom 3

Fitted carpet, window to the side

Garage

Up & over door, electric

Outside

The property benefits from a spacious driveway,

providing ample off-road parking for multiple vehicles. Steps lead up to the front entrance, creating a welcoming approach. The garden wraps around the property, offering a blend of mature shrubbery and bushes, adding privacy and a touch of greenery to the outdoor space.

Additional information

Tenure: Freehold

Services: Mains electricity, water and drainage are connected with oil fired central heating

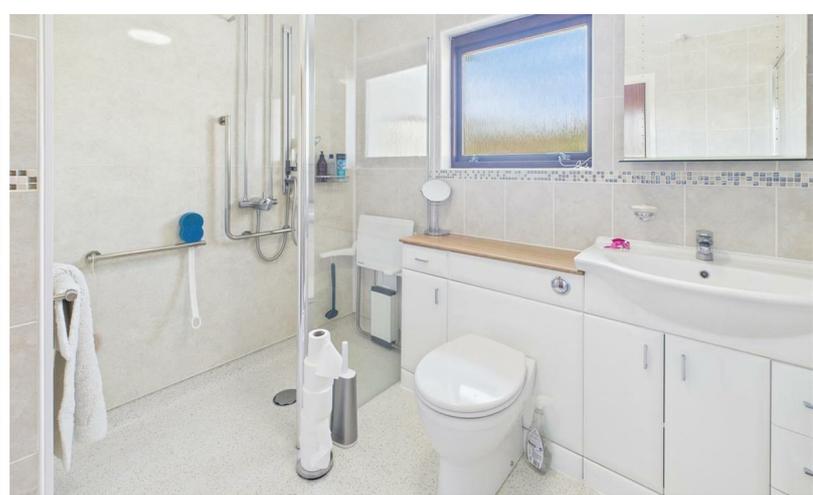
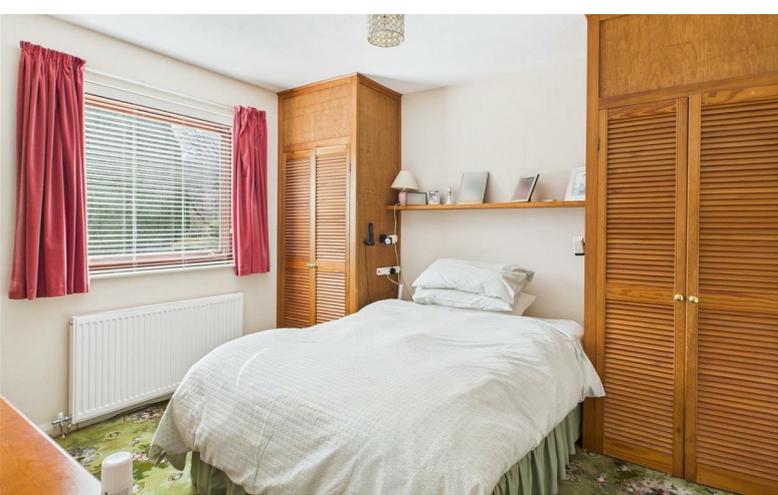
Local Authority: Pembrokeshire County Council
Council Tax: Band E

Mobile Phone Reception: Likely/Limited depending on provider

Broadband: Superfast available

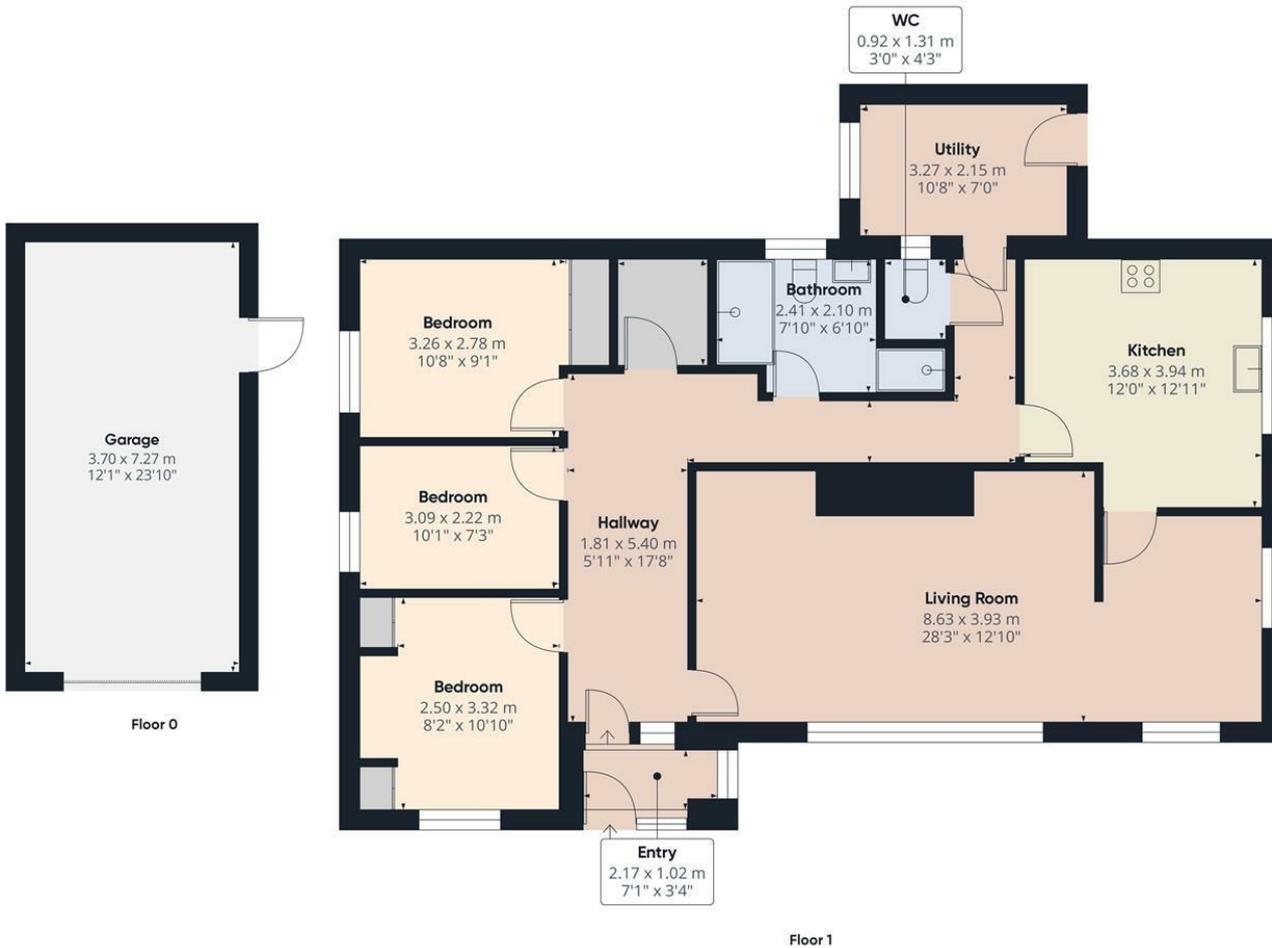
Buyers should make their own enquiries.





See even more photos on our website
www.rklucas.co.uk





Approximate total area⁽¹⁾
 134.07 m²
 1443.13 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

From our Haverfordwest Office take High Street, Dew Street and Milford Road, then take the third exit off the roundabout down Merlins Hill. At the next roundabout take the second exit on the Pembroke Road and continue on this road until you reach Hill Mountain. Take a left onto Ashdale Lane. Before you start descending into Llangwm, take a right onto a dead end road signposted for Port Lion. Follow this road and N.69 can be found further down on your left hand side

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.