

11 Mill Street, Llangwm, Haverfordwest



## Offers In The Region Of £180,000



Tucked away in the ever-popular village of Llangwm, this charming two-bedroom semi-detached cottage offers the perfect blend of character and comfort.

Brimming with traditional features and set within a friendly community, the home is an ideal retreat for first-time buyers, downsizers, or investors. The property comprises two reception rooms, kitchen, bathroom and two bedrooms and benefits from off-road parking.

This quaint cottage is a rare opportunity to own a slice of traditional Pembrokeshire charm in a setting that continues to be highly sought-after.



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#### Hallway

UPVC front door with glass panel insert, fitted carpet, stairs

#### Living room

Fitted carpet, double glazed uPVC window to the front, fireplace with feature stone wall, wooden beams, under stairs storage cupboard

#### Dining room

Fitted carpet, double glazed uPVC window to the front, fireplace with feature stone wall, wooden beams, inbuilt storage.

#### Kitchen

Tiled flooring, double glazed uPVC windows to the rear and side, uPVC door with glass panel insert, matching base and wall units, tiled splash back, 1.5 drainer sink, wooden beams

#### Bedroom 1

Fitted carpet, double glazed uPVC window to the front, storage

#### Bedroom 2

Fitted carpet, double glazed uPVC window to the front

#### Bathroom

Vinyl flooring, bathroom paneling, 2 x frosted double glazed windows to the front, P bath with overhead shower, close coupled toilet, hand basin

#### Outside

The cottage benefits from a parking space attached. To the front, a low wall encloses a path leading to the front door. The rear garden offers a patio area opening onto a lawn with mature shrubs along the borders. At the far end, there is a large block built shed with power connected and a gate which leads directly to the parking space.

#### Additional information

Tenure: Freehold

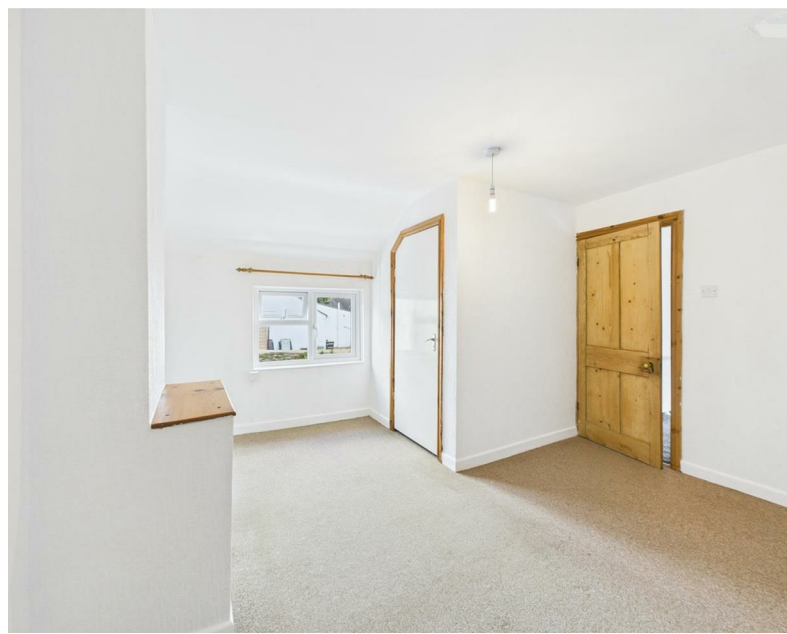
Services: Mains electricity, water and drainage. Electric heating.

Local Authority: Pembrokeshire County Council Council Tax: Band C

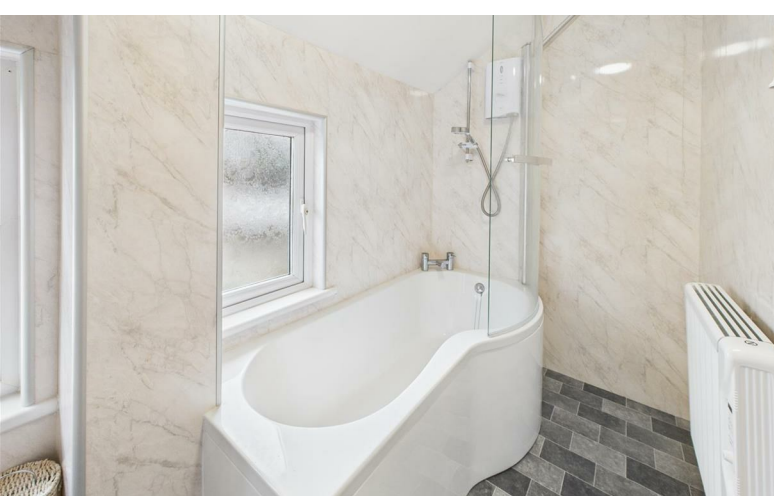
Mobile Phone Reception: Likely/Limited depending on provider

Broadband: Superfast available

Buyers should make their own enquiries.

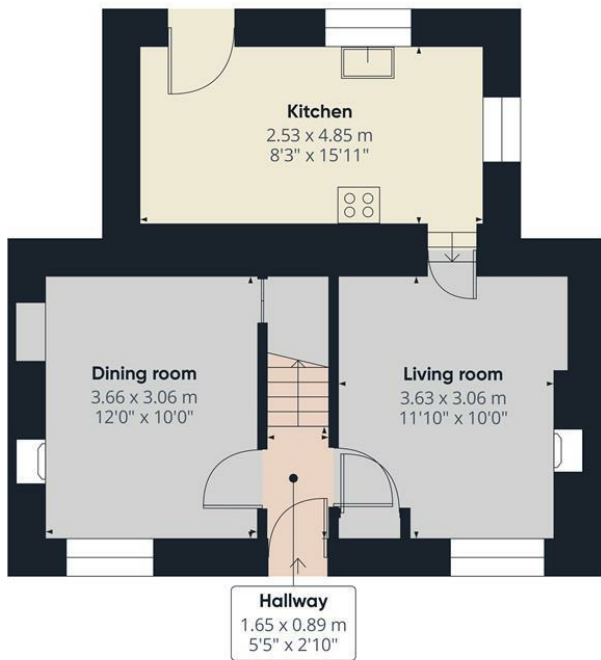




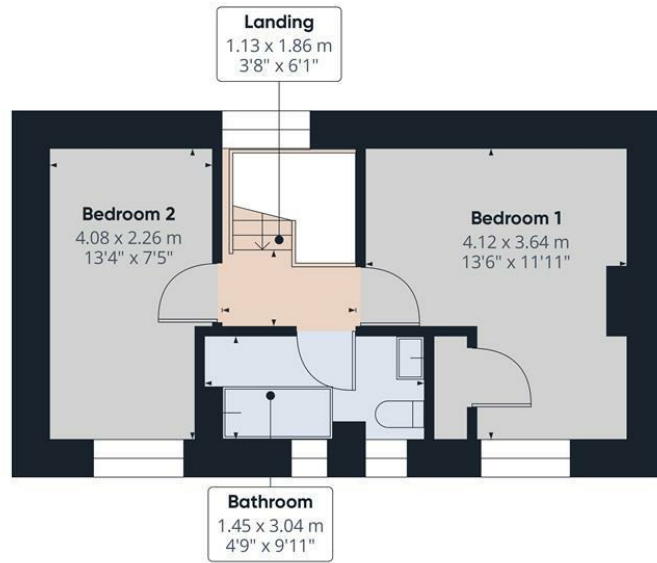


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Floor 0



Floor 1


Approximate total area<sup>(1)</sup>  
67.6 m<sup>2</sup>  
728 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>42</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.