

17 Main Street, Llangwm SA62 4HP



Offers In The Region Of £289,000



We are delighted to offer for sale this deceptively large period stone cottage, extended and tastefully modernised, seamlessly blending its defining character with modern day living.

The charming accommodation offers beautifully presented lounge, a newly fitted modern kitchen/dining room, utility room, inner hall, large bathroom, 2/3 bedrooms and a large rear garden. The property benefits from double glazing and oil-fired central heating.

The village of Llangwm is very popular with both visitors and locals, due to its Estuary location, plentiful amenities, character properties and community spirit. Local amenities include a primary school, shop/post office, public house, vibrant sports club and churches.

Viewing is essential to fully appreciate this high-quality, deceptively spacious property.



RK & son
Lucas
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

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

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Hallway

uPVC front door with glass panel insert, timber effect flooring, carpeted stairs, storage cupboard

Snug/Bedroom 3

Timber effect flooring, log burner and mantel, double glazed timber framed window to front,

Living Room

Fitted carpet, double glazed timber framed window to front, fireplace with feature stone wall, wooden beams, stairs down to

Kitchen/Dining Room

Contemporary fitted kitchen with base and wall units, integrated fittings and appliances including electric oven, induction hob, extractor fan, fridge freezer, dishwasher, understairs storage, Karndean LVT flooring, electric log effect fire, double glazed uPVC windows, uPVC door with glass inserts

Utility Room

Base units, 1.5 bowl sink, tiled splash back, Karndean LVT flooring, pantry cupboard, glazed composite rear entrance door

WC

Close coupled lavatory, hand basin with vanity unit, Karndean LVT flooring

Landing

Timber flooring, timber framed window to front

Bedroom 1

Fitted carpet, double glazed timber framed window to front, Velux window to the rear

Bedroom 2

Fitted carpet, double glazed timber framed window to front, Velux window to the rear

Bathroom

Walk-in shower and screen, hand basin with vanity unit, close coupled lavatory, heated towel rail, tiled flooring, part-tiled walls, Velux window to the rear

Outside

To the front of the property a walled gravelled courtyard leads front to the entrance door. To the rear is a fully enclosed, tiered garden with enclosed wooden decking area, garden laid to lawn with gravel hedging and pathways.

Additional Information

Tenure: Freehold

Services: Mains electricity, water and drainage, oil fired central heating.

Local Authority: Pembrokeshire County Council Council Tax: Band D

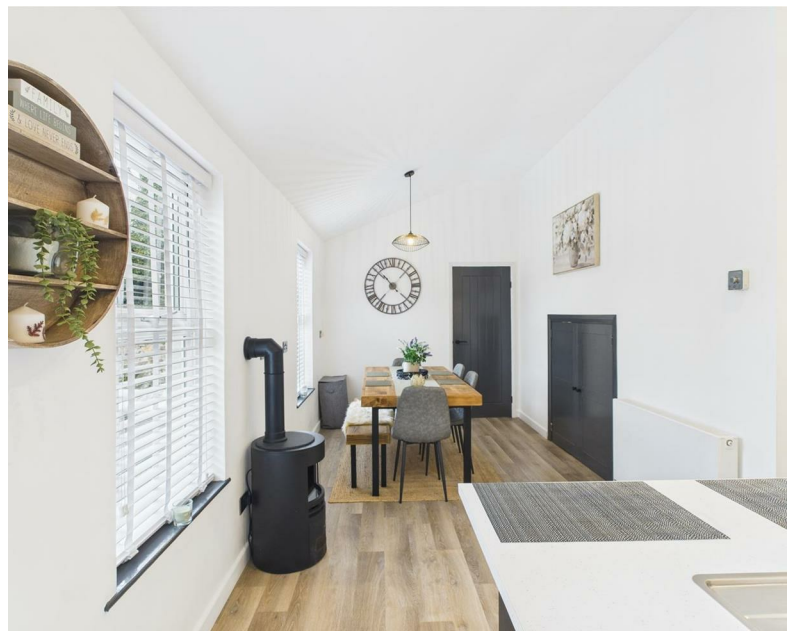
Viewing: By appointment with R K Lucas & son

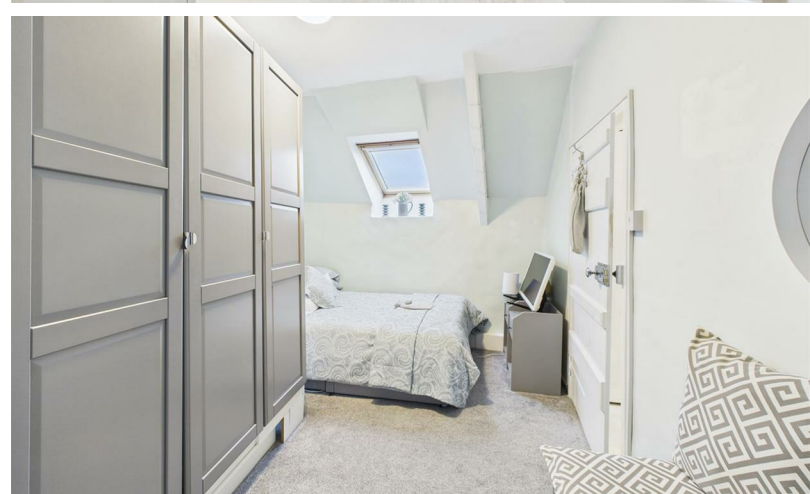
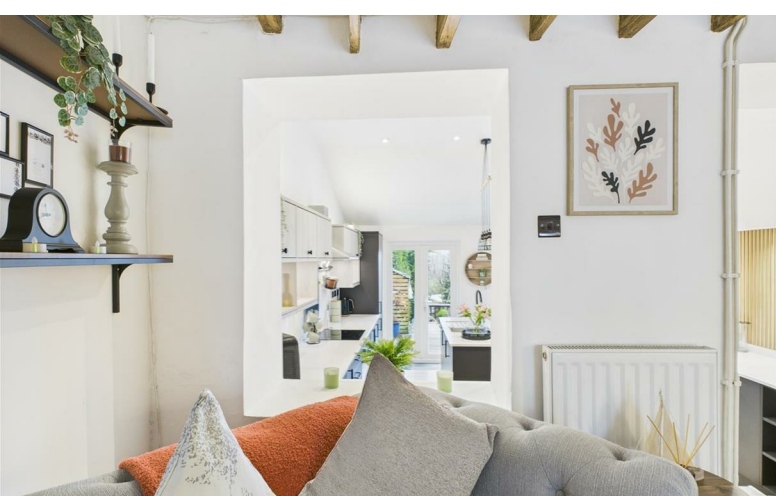
Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

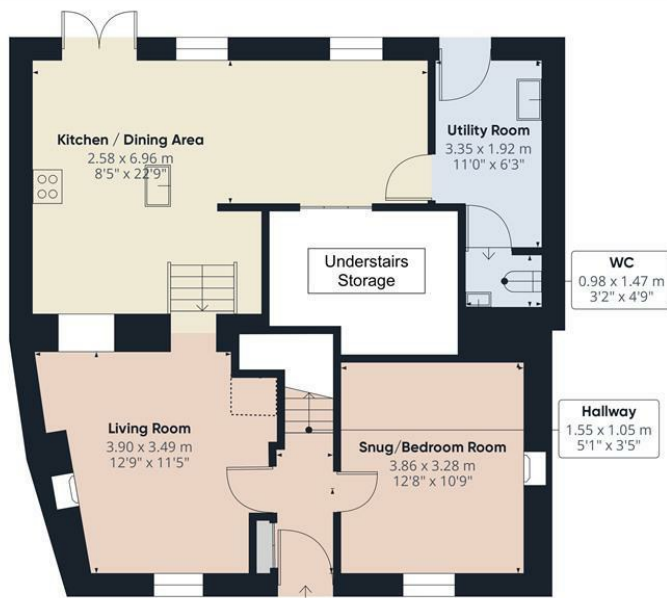
Right to park available



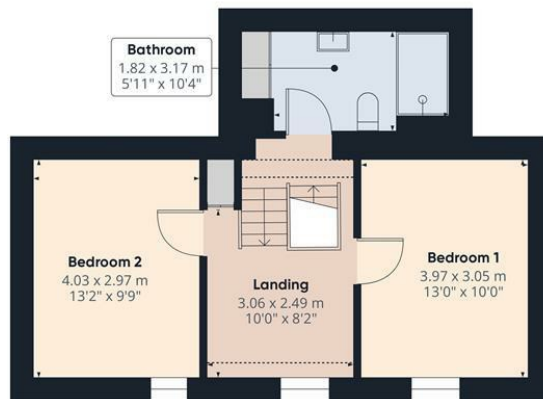


See even more photos on our website
www.rklucas.co.uk





Floor 0



Floor 1



Approximate total area⁽¹⁾

104.7 m²
1126 ft²

Reduced headroom

1.8 m²
20 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

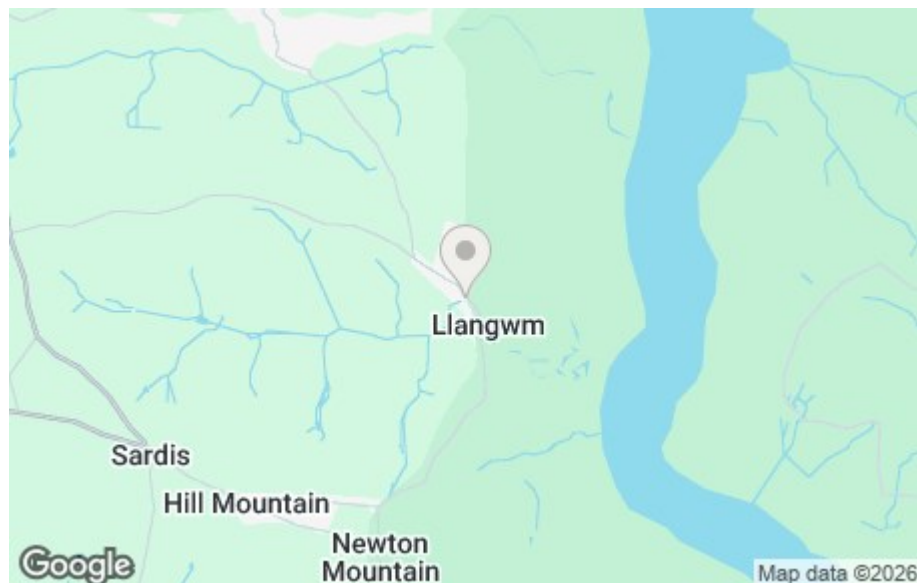
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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, the property is on the left hand side of Main Street. What three words location- ///clipped.wizard.lighters

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(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.