



## 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.

[www.rklucas.co.uk](http://www.rklucas.co.uk)

01437 762538 01646 695713



#### 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

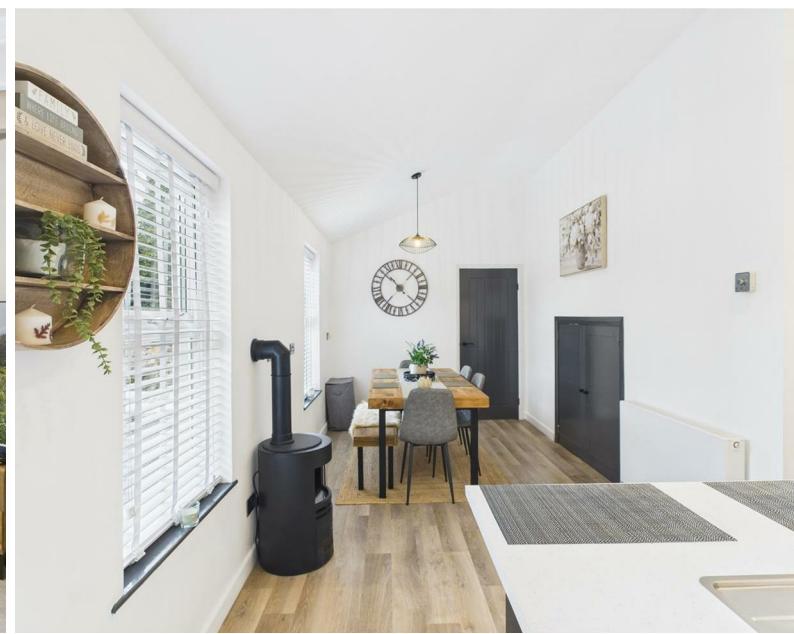
Viewing: By appointment with R K Lucas & son

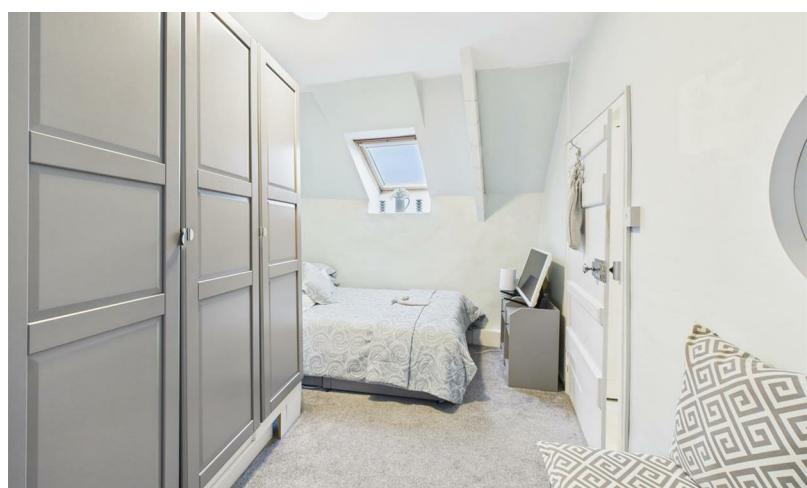
Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

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

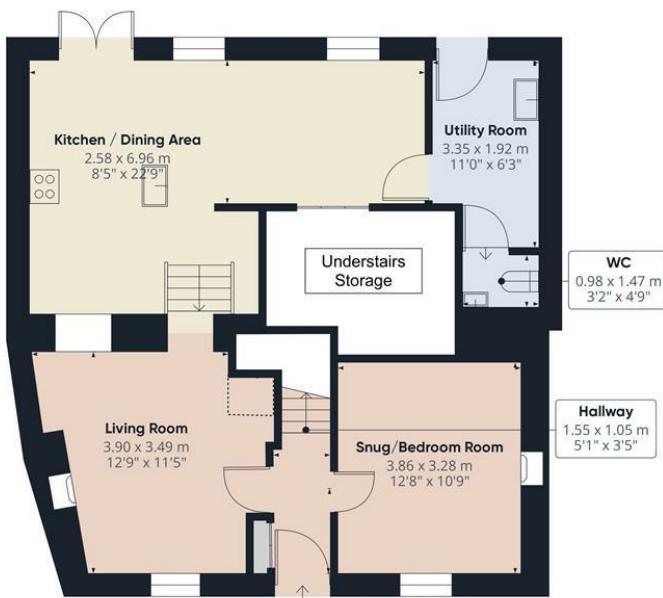
Right to park available



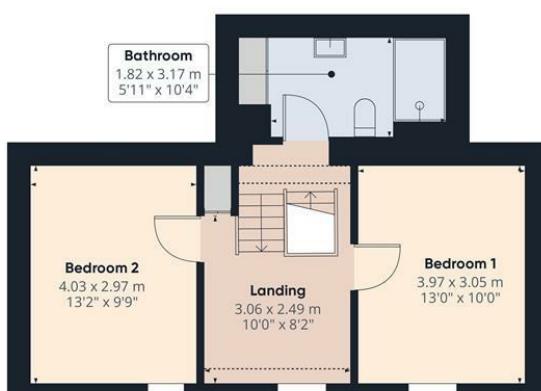


See even more photos on our website  
[www.rklucas.co.uk](http://www.rklucas.co.uk)





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>104.7 m<sup>2</sup>  
1126 ft<sup>2</sup>Reduced headroom  
1.8 m<sup>2</sup>  
20 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

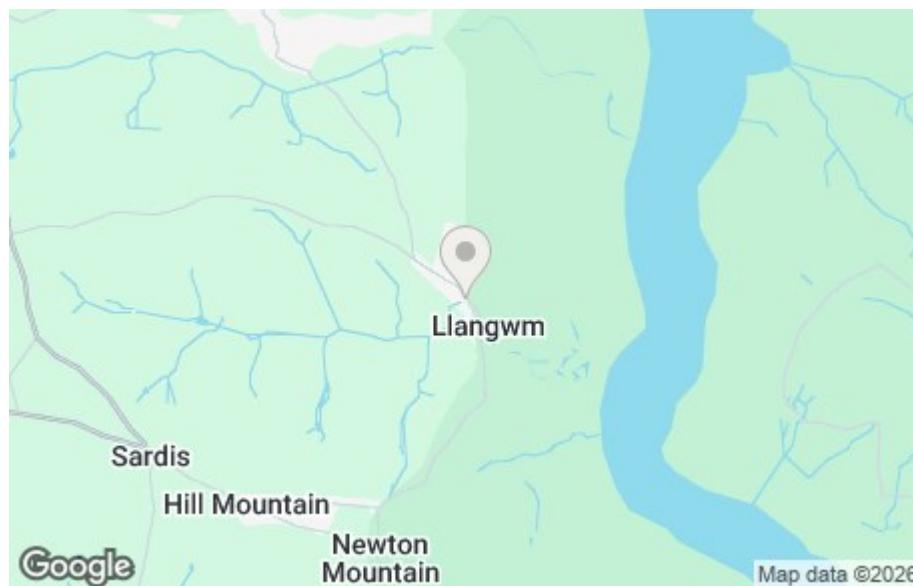
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		
(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



Map data ©2026