

Court House, 18 Main Street, Llangwm



Offers In Excess Of £160,000



Situated in the heart of the Estuary village of Llangwm is this enchanting 2 bedroom cottage, bursting with character features.

The accommodation comprises open-plan lounge/dining room with beamed ceiling, kitchen/breakfast room, landing, two first floor bedrooms and a large family bathroom. A courtyard fronts the property and a deceptively large mature garden with orchard is situated to the rear in an elevated position.

Ideal for the investor, first-time buyer or holiday home purchase, this character cottage requires internal viewing to be fully appreciated.



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RICS





An elevated walled courtyard provides frontage to the cottage with path leading to the wooden front door with glazed insert.

Lounge/Dining Room

3.59m x 5.97m (11'9" x 19'7")

Two windows to front, feature stone fireplace with mutli-feul burner, beamed ceiling, electric storage heater, under-stairs cupboard, stairs to first floor, laminate floor, door to

Kitchen/breakfast room

3.70m x 3.59m (12'2" x 11'9")

Windows to rear and side, door to rear garden. Range of Pine base and wall units to 2 walls. 1.5 bowl sink and drainer, appliance space, electric oven and hob, tiled floor.

Landing

Doors to

Bedroom 1

2.61m x 2.33m (8'7" x 7'8")

Window to front, double doored built-in wardrobe, electric storage heater.

Bedroom 2

3.59m x 2.05m (11'9" x 6'9")

Window to front, double doored built-in wardrobe, over-stair cupboard, electric storage heater.

Bathroom

2.91m x 2.66 (9'6" x 8'8")

Window to rear, large airing cupboard, shower cubicle, bath, WC and wash hand basin.

Outside

To the front a walled and gated courtyard provides frontage to the cottage with path leading past gravelled areas and patio.

Immediately to the rear is a patio area with elevated

flower/shrub area and steps leading to the sizeable, elevated rear garden. The rear garden is mature and mainly laid to lawn. A large range of shrubs, bushes and hedging adorn along with an orchard of fruit trees. The garden has lovely views over the valley.

Additional access to the rear via a path leading past the neighbouring garden from the front.

Additional information

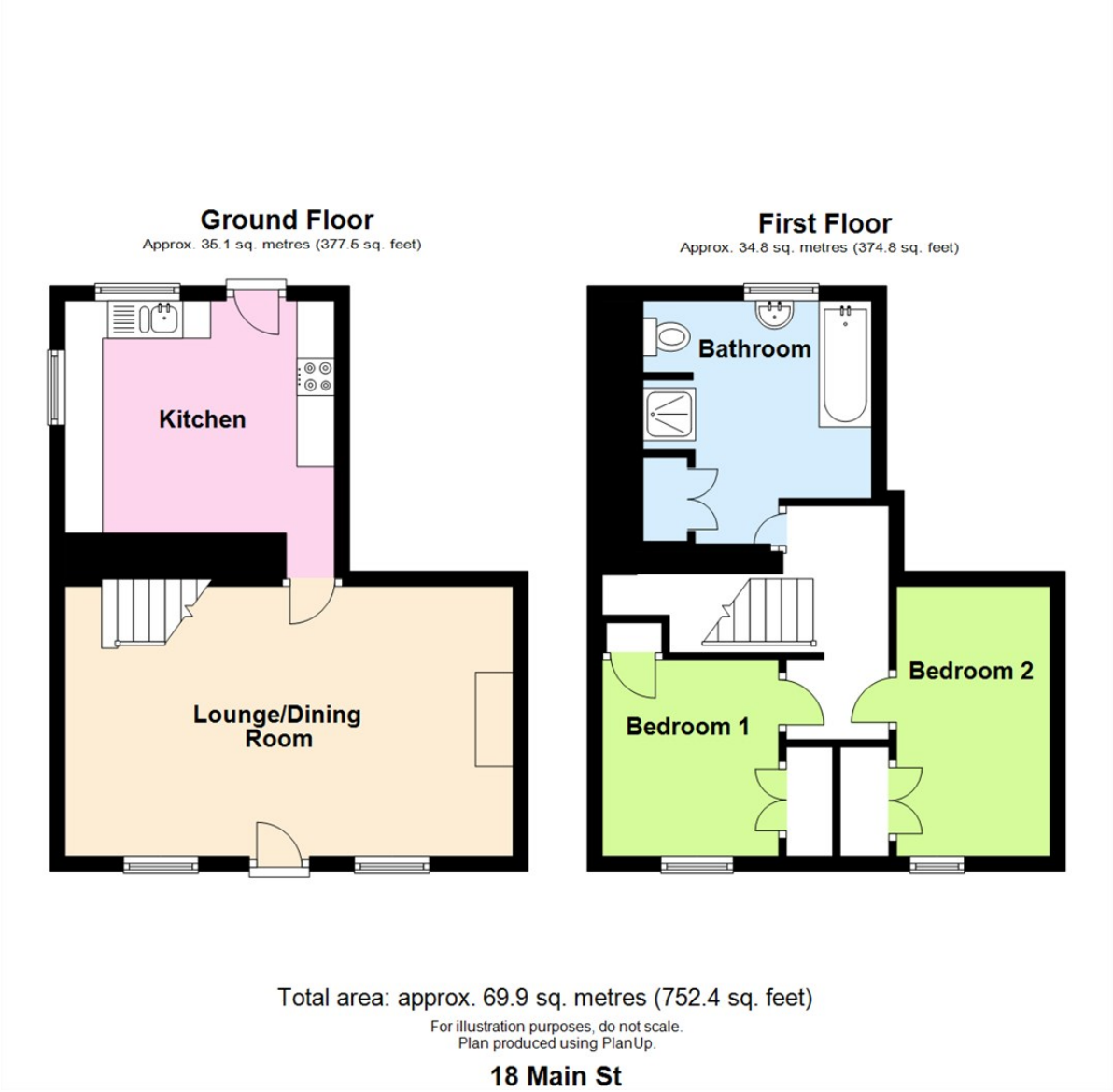
Tenure: Freehold

Services: Mains electricity, water and drainage.


Local Authority: Pembrokeshire County Council
Council Tax Band: C

Viewing: By appointment with R K Lucas & Son





Leave Haverfordwest on the Pembroke Road and continue through Freystrop and onto Troopers Inn. Turn left as the cross roads and follow this road until you reach a mini roundabout. Take the second exit into Llangwm and continue down the hill onto Main Street. The property can be found on your left hand side.

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



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