



- 2 Bedroom Detached Cottage
- Character Features & Off Road Parking
- Popular Village Location
- E.P.C Rating F

Est. 1890
evans
roach
01437 762516

£148,000





Description

Located in one of Pembrokeshire's most popular village locations, this 2 bedroom detached cottage has charm and character in abundance, as well as good sized rooms throughout. Improved by the present owners, Church Cottage is located in the centre of Llangwm, with amenities nearby, and is within 6 miles of the County town of Haverfordwest. It is rare to find detached properties, in such popular village locations at such competitive prices, so call Evans Roach on 01437 762516 to find out more about this wonderful property.

Entrance To

Entrance to Church Cottage is via a small path with some steps leading down to the main front door.

Entrance Hallway

9' 7" x 6' 1" (2.92m x 1.85m)

Double glazed window to fore, door to fore, laminate floor.

Lounge

14' 6" x 10' 1" (4.42m x 3.07m)

Double glazed window to side x 2, T.V and telephone points, open fire with slate hearth and decorative wooden surround.



Dining Room

12' 3" x 7' 8" (3.73m x 2.34m)

Double glazed window to rear, quarry tiled floor, electric heater.

Kitchen

11' 2" x 8' 7" (3.4m x 2.62m)

Double glazed window to fore x 2, tiled floor, a range of wall and base units with complementary work surface, plumbing for washing machine, 1 1/2 bowl stainless steel sink unit with mixer tap, part tiled walls.

Sun Room/Utility

9' 1" x 7' 2" (2.77m x 2.18m)

Double glazed patio doors to side.

First Floor Landing

Double glazed window to side.

Study

9' 1" x 6' 4" (2.77m x 1.93m)

Double glazed window to rear, door to -

Bedroom 1

12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed window to side, chimney breast with decorative hearth, airing cupboard.

Bedroom 2

12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed window to fore.

Family Bathroom

8' 5" x 5' 2" (2.57m x 1.57m)

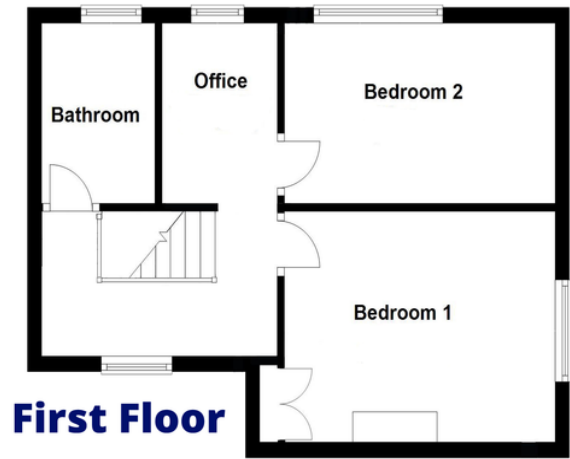
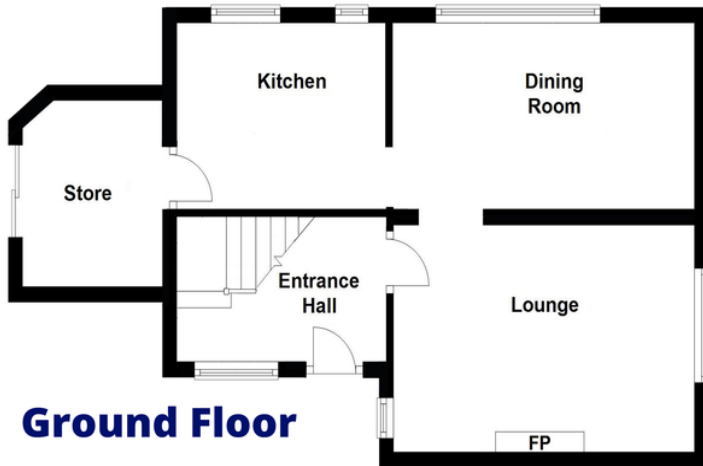
Obscure double glazed window to rear, low level W.C, wash hand basin, bath with shower over, wall mounted heater, heated towel rail, tiled walls.

Externally

To the side of the property is an off road parking bay with a small patio area nearby. Please note that there is no external garden space other than this.

Broadband

You can get speeds up to 80Mb with Superfast Fibre 2 Unlimited, and you can get BT TV as confirmed by <https://www.products.bt.com/broadband/availability/>



www.evansroach.co.uk 01437 762516



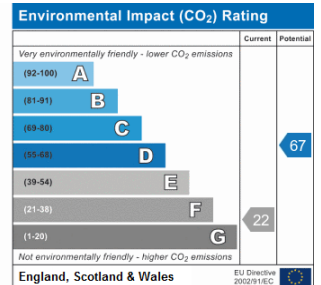
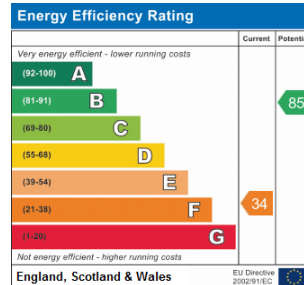
Tenure - Freehold

Council Tax Band - C - £1099.54 Per Annum

Services - We are advised that mains services are connected with water on a meter.

Viewing Arrangements - Strictly by appointment only

Directions - From Haverfordwest take the Pembroke road heading towards Burton. After approximately 3 miles look for the left turn signposted Llangwm and continue into the village. Continue through the village and directly opposite the Church car park you will see our property as identified by our Evans Roach For Sale Board.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER EVANS ROACH LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.