



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

Est. 1890  
**evans**  
**roach**  
01437 762516

**£138,000**







### 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 windows to side x 2, T.V and telephone points, open fireplace 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 windows to fore x 2, tiled floor, 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 Room**

**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 this is the only external garden space.

### **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/>



**1 The Green, Llangwm  
SA62 4HS**



[www.evansroach.co.uk](http://www.evansroach.co.uk) 01437 762516



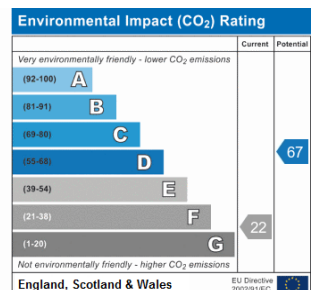
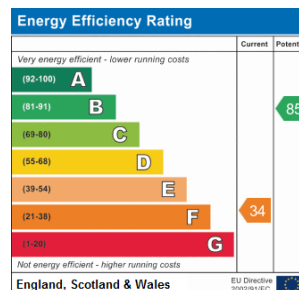
**Tenure - Freehold**

**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.

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