



11 River View, Llangwm, Haverfordwest SA62 4JW

Offers in the region of £189,950

**3 Bedroom Detached Bungalow
Lounge, Dining Area, Kitchen, Family
Bathroom**

**Situated In A Beautiful Estuary Village
Rear Enclosed Garden With Countryside
Views To Rear
Local Restrictive Covenant**

AW/RO/81261/060421

DESCRIPTION

This is one not to be missed! A gorgeous 3 bedroom detached bungalow situated in the stunning village of Llangwm. Briefly comprising lounge, dining area, kitchen, 3 bedrooms, family bathroom and an enclosed rear garden with views over the countryside. The property has off road parking to the fore with potential for extra parking with the benefit of the dropped kerb which has been installed.

ENTRANCE HALL

Obscured double glazed window and panel door to front, loft hatch, storage cupboard, laminate flooring, radiator.

LOUNGE

17'8 x 10'10 (5.38m x 3.30m)
Double glazed windows to front and side, multi-fuel log burner, laminate flooring, radiator.

KITCHEN DINER

21'4 x 7'1 (6.50m x 2.16m)
Double glazed windows to front and side, a range of wall and base units, 1.0 bowl sink, electric oven and hob with extractor fan over, space for washing machine and tumble dryer, space for dishwasher, laminate flooring, 2 radiators.

BATHROOM

8'1 x 5'6 (2.46m x 1.68m)
Two obscured double glazed windows to side aspect, bath with shower over, low level WC, wash hand basin, non-slip flooring, towel radiator.

BEDROOM 1

11'7 x 9'10 (3.53m x 3.00m)
Double glazed window to rear, carpet flooring, radiator.

BEDROOM 2

11'3 x 8'11 (3.43m x 2.72m)
Double glazed window to rear, storage cupboard, carpet flooring, radiator.

BEDROOM 3

11'3 x 9'1 (3.43m x 2.77m)
Double glazed window to rear, carpet flooring, radiator.

EXTERNALLY

To the front is a lawned garden with off road parking. To the rear is an enclosed garden set on 2 levels, a gravel and decking area with steps leading to the lawned area with countryside views.

SERVICES

We are advised that mains water, electricity and drainage are connected to the property.

PLEASE NOTE

Please note that some of our photographs have been taken with a wide angle lens camera. This property has a local restrictive covenant.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Haverfordwest head on the Pembroke Road then turn left signposted to Llangwm, continue through the village then turn left into River View. Continue along and bear right, the property will be found on your right hand side as denoted by our John Francis For Sale board.