



25 Gail Rise

Llangwm, Haverfordwest, SA62 4HW

OIRO: £219,950 | Freehold | EPC: D



This detached three-bedroom bungalow offers an excellent opportunity for those seeking a full renovation project in the sought-after village of Llangwm. With well-proportioned accommodation, private parking, and a manageable rear garden, the property has strong potential in a desirable setting.

Entered via a storm porch with tiled flooring, there is useful space for coats and boots. The main lounge and dining area is a generous room featuring a stone fireplace with electric fire and space for a large dining table. The kitchen is currently fitted with essential units and appliances and would benefit from upgrading.

There are three bedrooms in total, including two doubles and a single, along with a family bathroom and separate WC. An adjacent sunroom opens out onto a small patio and lawned garden, both of which require landscaping. The space is enclosed by hedging for privacy, with driveway parking for two vehicles to the front, access to the integral garage, and a variety of shrubs, flowers, and trees completing the external areas.

Llangwm is a popular village, recognised by the Sunday Times as one of the “best places to live” in the UK. It offers a strong community atmosphere along with amenities such as a public house, sports club, junior school, and outreach surgery. Haverfordwest, approximately seven miles away, provides a wider range of facilities including a hospital, mainline train station, supermarkets, and leisure options. The renowned Pembrokeshire coast, with its stunning beaches at Newgale, Broad Haven and the charming village of Little Haven, is also just a short drive away.



Entrance Porch

1.92m x 1.90m (6'4" x 6'3")

Entered via a uPVC front door, with tiled flooring underfoot and space for storing coats and boots.

Lounge / Dining Area

6.15m x 6.11m (20'2" x 20'0")

Carpeted throughout, with a stone fireplace housing an electric fire and a mantle above. Window to the front aspect and integrated storage included.

Kitchen

3.30m x 2.53m (10'10" x 8'4")

Fitted with a range of matching units, composite double sink with drainer, electric oven with four-ring hob and extractor. Vinyl flooring, plumbing for a washing machine, and access to the side via door and window.

Sun Room

4.91m x 2.29m (16'1" x 7'6")

Tiled flooring with windows to the side and rear, a polycarbonate roof, and French doors opening onto the patio and garden.

Bedroom One

3.93m x 2.70m (12'11" x 8'10")

Double room with rear-facing window, fitted wardrobes and carpet underfoot.

Bedroom Two

3.45m x 2.80m (11'4" x 9'2")

Another double room offering carpet underfoot, with a window overlooking the rear garden.

Bedroom Three

2.70m x 2.44m (8'10" x 8'0")

Single bedroom with side aspect window and carpet underfoot.

Bathroom

2.53m x 2.33m (8'4" x 7'8")

Includes a panelled bath with shower over and glass screen, sink, and mirror. Vinyl tiled flooring, tiled walls and a window to the side aspect.

WC

1.46m x 0.71m (4'10" x 2'4")

Separate WC with vinyl tiled flooring and side aspect window.

Garage

5.20m x 2.44m (17'1" x 8'0")

Concrete floor, up and over garage door. Ideal for vehicle storage or workshop space.

External

The property includes a driveway with space for two vehicles and access to the integral garage. To the front, there are planted trees, flowers, and shrubs. The rear garden offers a patio area and small lawn, both requiring landscaping, and is enclosed by hedging for privacy.

Additional Information

We are advised mains services are connected. Oil-fired central heating.

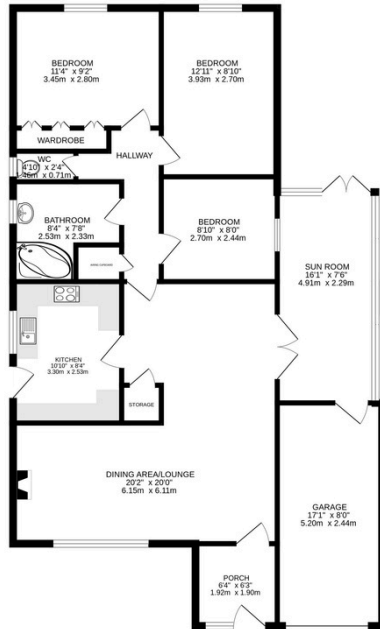
Council Tax Band

D (£1,651.97)



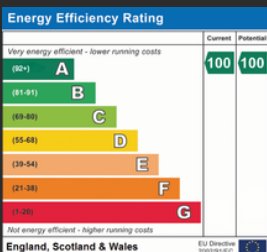


GROUND FLOOR
1121 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan C2025



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. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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 BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.