



Ty Gwyn,
Deerland Road, Llangwm, SA62 4NG
GUIDE PRICE: £425,000 | Freehold | EPC: C



Occupying a prime position along the sought-after Deerland Road in the picturesque village of Llangwm, this beautifully renovated detached home with a separate two-bedroom annexe offers a rare opportunity to enjoy an exceptional lifestyle in a peaceful semi-rural setting. Set within approximately one acre of mature landscaped gardens, the property combines quality, character, and versatility in one of Pembrokeshire's most desirable locations.

Thoughtfully renovated in 2022, the main house is introduced via a generous porch and utility area, providing useful space for coats, boots, and everyday practicalities. The kitchen is superbly finished with solid oak worktops, a classic Belfast sink, and a full complement of bespoke cabinetry, all enhanced by slate flagstone flooring and warm timber accents. Light-filled and elegantly proportioned, the sitting and dining room centres around a log-burning stove, creating a welcoming and restful atmosphere. A dedicated study area completes the ground floor. Upstairs, two spacious double bedrooms are both beautifully presented, with one featuring a freestanding bath positioned to take full advantage of the far-reaching countryside views. A sleek, contemporary shower room serves both rooms. Across the garden, the detached annexe is finished to an equally high standard, featuring whitewashed oak flooring and simple, stylish interiors throughout. With two bedrooms, a cosy sitting room with log burner, and an en-suite shower room. It offers ideal over-spill facilities for guests or as a home office/workspace.

The grounds are a true highlight. Extending to approximately one acre, they include an expansive lawn, mature specimen trees, and a variety of seating areas thoughtfully placed to capture the surrounding views. A gravel driveway provides ample parking, while a second access point from an adjoining lane adds further convenience.

Llangwm is a vibrant village with a strong sense of community, recognised by The Sunday Times as one of the UK's best places to live. It offers a well-regarded primary school, local pub, sports club, and outreach surgery. Just seven miles away, the county town of Haverfordwest provides a wider range of amenities, including a hospital, mainline rail links, supermarkets, and leisure facilities. The stunning Pembrokeshire coastline with beaches at Newgale and Broad Haven, is also within easy reach.



Entrance Porch

Entered through a composite stable door, this utility-style porch features tiled flooring, base units with wooden worktops, plumbing for a washing machine, and space for a fridge-freezer. Tongue-and-groove panelling with a rear-facing window and access to the kitchen.

Kitchen

4.08m x 3.01m (13'5" x 9'11")

Tiled flooring continues into this rustic kitchen, fitted with base units, oak worktops, and a Belfast sink beneath a side-aspect window. There's space for a small table with bench seating, and a mix of open and closed wall cabinets. Dual-aspect windows provide excellent natural light.

Living / Dining Area

7.10m x 4.08m (23'4" x 13'5")

Flagstone slate flooring flows through this generous open-plan space, with ample room for both seating and dining. A Contura log burner on a stone hearth with oak mantle creates a striking focal point. Dual-aspect windows to the front and rear provide excellent natural light. Additional features include under stairs storage and a wooden wrap-around staircase leading to the first floor.

Office / Study

3.33m x 1.98m (10'11" x 6'6")

Tiled flooring continues into this compact yet versatile space, ideal for use as a home office or study. Sloped ceilings add character, along with rear and side windows.

First Floor

Bedroom One

4.08m x 2.67m (13'5" x 8'9")

Natural wood flooring underfoot in this double bedroom, which features a standalone bath positioned to enjoy panoramic countryside and estuary views. Dual-aspect glazing to the front and rear, along with a gallery-style window, maximises light and outlook.

Bathroom

1.86m x 1.52m (6'1" x 5'0")

Wooden flooring underfoot, fitted with a close-coupled WC, vanity unit with inset basin and mirror, and a walk-in shower with tile-effect waterproof panelling and a curved glass screen. A front-aspect velux window provides natural light and ventilation. Finished with a heated towel rail.

Bedroom Two

4.08m x 2.42m (13'5" x 7'11")

Painted wooden flooring continues into this well-proportioned double bedroom, offering space for drawers and occasional seating. Dual-aspect windows to the front and rear provide excellent natural light.

Annexe

Lounge

4.34m x 3.50m (14'3" x 11'6")

Engineered white-wash oak flooring enhances the light, contemporary feel of this inviting lounge, accessed via a UPVC front door. A central log burner on a stone hearth provides a focal point, with ample space for seating.

Bedroom One

3.18m x 3.09m (10'5" x 10'2")

Engineered white-wash oak flooring continues in this double bedroom, which offers space for freestanding wardrobes and features a front-aspect window with slate grey wooden shutters. Leading directly to the ensuite shower room.

En-Suite

3.09m x 1.17m (10'2" x 3'10")

Tiled flooring with a modern suite comprising WC, basin with vanity unit and mirrored cabinet, and a corner shower with curved glass screen and electric unit. Tile-effect waterproof shower boards offer easy maintenance. Also includes an extractor fan and space for additional storage.

Bedroom Two

4.34m x 2.48m (14'3" x 8'2")

A spacious second double bedroom with engineered white-wash oak flooring and a window to the front aspect also with slate grey wooden shutters. Space for wardrobes and additional bedroom furniture.

External

Set within a private one-acre plot, the property is approached via a gravel driveway with ample parking, complemented by secondary access from an adjacent lane. The landscaped gardens feature mature specimen trees, oak, magnolia, ornamental cherry, apple, and sycamore, alongside box knot borders, established hedging, and beech-lined edges. Expansive lawns and multiple seating areas offer tranquil spots to enjoy the countryside views. Additional features include a log store and garden sheds for tool and equipment storage.

Additional Information

We are advised that all mains services are connected to the property. The ground floor of the main house benefits from underfloor heating. The property also receives a paid wayleave for electricity poles, with scope for future negotiation.

What3words

waistcoat.photocopy.boardroom

Council Tax Band

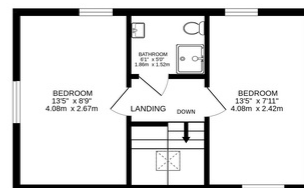
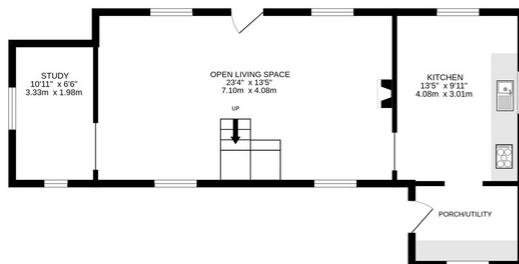
D (£1,651.97)





GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.

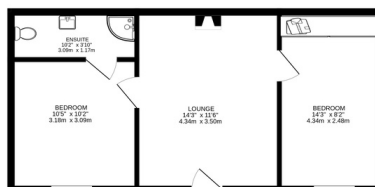


TOTAL FLOOR AREA: 880 sq.ft. (81.7 sq.m.) approx.

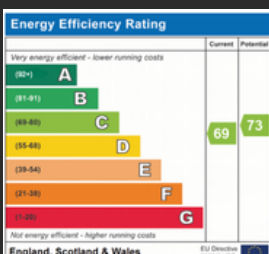
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Metropix ©2025

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 422 sq.ft. (39.2 sq.m.) approx.



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.