

## 17 Main Street, Llangwm

£289,000 Freehold

Spacious period stone cottage with modern kitchen, 2/3 bedrooms, large garden, double glazing, and oil heating in popular Llangwm village near the estuary. Viewing highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



We are delighted to offer for sale this deceptively large period stone cottage, extended and tastefully modernised, seamlessly blending its defining character with modern day living.

The charming accommodation offers beautifully presented lounge, a newly fitted modern kitchen/dining room, utility room, inner hall, large bathroom, 2/3 bedrooms and a large rear garden. The property benefits from double glazing and oil-fired central heating.

The village of Llangwm is very popular with both visitors and locals, due to its Estuary location, plentiful amenities, character properties and community spirit. Local amenities include a primary school, shop/post office, public house, vibrant sports club and churches.

Viewing is essential to fully appreciate this high-quality, deceptively spacious property.

**Hallway**

uPVC front door with glass panel insert, timber effect flooring, carpeted stairs, storage cupboard

**Snug/Bedroom 3**

Timber effect flooring, log burner and mantel, double glazed timber framed window to front,

**Living Room**

Fitted carpet, double glazed timber framed window to front, fireplace with feature stone wall, wooden beams, stairs down to

**Kitchen/Dining Room**

Contemporary fitted kitchen with base and wall units, integrated fittings and appliances including electric oven, induction hob, extractor fan, fridge freezer, dishwasher, understairs storage, Karndean LVT flooring, electric log effect fire, double glazed uPVC windows, uPVC door with glass inserts

**Utility Room**

Base units, 1.5 bowl sink, tiled splash back, Karndean LVT flooring, pantry cupboard, glazed composite rear entrance door

**WC**

Close coupled lavatory, hand basin with vanity unit, Karndean LVT flooring

**Landing**

Timber flooring, timber framed window to front

**Bedroom 1**

Fitted carpet, double glazed timber framed window to front, Velux window to the rear

**Bedroom 2**

Fitted carpet, double glazed timber framed window to front, Velux window to the rear

**Bathroom**

Walk-in shower and screen, hand basin with vanity unit, close coupled lavatory, heated towel rail, tiled flooring, part-tiled walls, Velux window to the rear

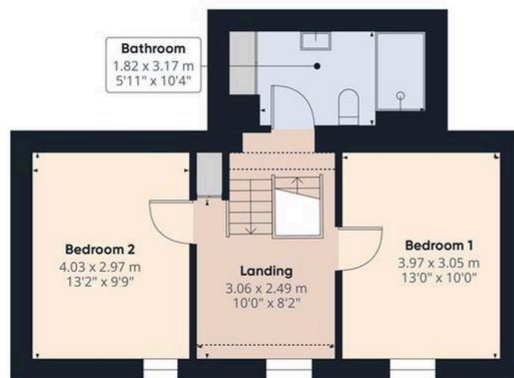


## **GARDEN**

To the front of the property a walled gravelled courtyard leads front to the entrance door. To the rear is a fully enclosed, tiered garden with enclosed wooden decking area, garden laid to lawn with gravel hedging and pathways.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

104.7 m<sup>2</sup>  
1126 ft<sup>2</sup>

Reduced headroom

1.8 m<sup>2</sup>  
20 ft<sup>2</sup>

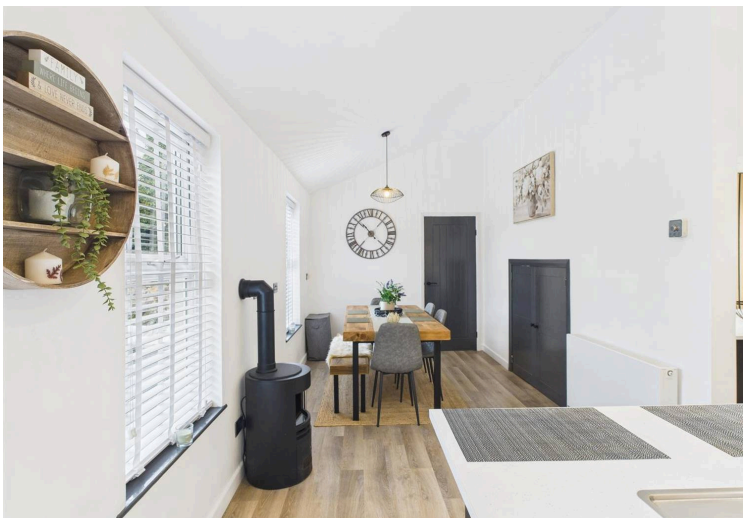
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		45	77
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		38	70
England, Scotland & Wales			
		EU Directive 2002/91/EC	