



Ashdale Lodge

Llangwm, Haverfordwest, SA62 4NX

OIRO: £289,950 | Freehold | EPC: E



Discreetly positioned just off the ever-popular Ashdale Lane in the sought-after village of Llangwm, this detached three-bedroom bungalow presents a rare opportunity for those looking to undertake a full renovation in an enviable setting. Set within a mature plot and offering excellent proportions throughout, the property combines privacy, practicality, and significant scope to create a stylish, bespoke home.

Internally, the layout is generous and well considered, with defined reception spaces that enjoy an abundance of natural light and a sense of openness. The principal lounge is centred around a traditional fireplace and features a large fore aspect window, while the adjoining dining area links seamlessly with the kitchen, offering the potential for a more contemporary open-plan arrangement. A dedicated office space, with direct access to the garden, provides versatility for home working or studio use. All three bedrooms are positioned to the rear, offering peace and privacy, and the existing bathroom layout lends itself to modern reconfiguration. While the interiors would now benefit from comprehensive updating, the overall footprint offers an excellent foundation for transformation.

Outside, the property is approached via a private driveway with ample off-road parking, screened by mature hedging for added privacy. A lawned garden to the side is planted with established trees and shrubs, while the rear offers a concreted space with potential for a landscaped terrace or outdoor entertaining area. A side porch and utility access add further practicality.

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 Hallway

Storm porch with tiled floor and UPVC front door opens to a glazed inner door, leading into a spacious carpeted hallway with access to all principal rooms, with an airing cupboard, and integrated storage ideal for outerwear.

Lounge

5.89m x 3.97m (19'4" x 13'0")

Carpeted underfoot, this spacious lounge offers ample room for seating. An electric fire is set on a stone hearth with a painted brick surround. Additional features include wall lighting, radiator, internet connection points, and a large window to the fore aspect drawing in natural light.

Dining Room

3.97m x 2.84m (13'0" x 9'4")

With carpeted flooring and generous proportions, the dining room comfortably accommodates a dining table and chairs. A window to the fore aspect, complete with a wooden sill and radiator beneath, provides natural light and leads to the adjoining kitchen.

Kitchen

3.97m x 3.61m (13'0" x 11'0")

Tiled flooring runs through this well-equipped kitchen, fitted with matching base and eye-level units, worktops, and a stainless steel 1.5 sink beneath a fore aspect window. There is space for an oven and fridge freezer, with the boiler discreetly housed within the cabinetry. A door leads to the utility area, offering additional worktop space, plumbing for a washing machine, and a side aspect window.

Bedroom One

4.25m x 3.05m (13'11" x 10'0")

Carpeted underfoot, this well-proportioned double bedroom offers ample space for bedroom furniture and benefits from a rear-facing window drawing in plenty of natural light.

Bathroom

3.05m x 2.01m (10'0" x 6'7")

With tile underfoot this bathroom features a WC, sink, panelled bath with tiled surround, and a walk-in electric shower with glass screen. A mirrored cabinet, extractor fan, and rear aspect window complete the space.

Bedroom Two

3.35m x 3.05m (11'0" x 10'0")

Carpeted, this comfortable double bedroom offers space for bedroom furniture and features a rear aspect window.

Bedroom Three

3.05m x 2.74m (10'0" x 9'0")

A comfortable single room with carpet underfoot, offering space for a single bed and furniture—ideal as a guest room or nursery, benefits from a rear-facing window.

Sun Room

4.12m x 1.79m (13'6" x 5'10")

Carpeted this sunroom enjoys a large window to the side aspect and a glazed door opening to the rear, creating an ideal workspace with an abundance of natural light.

External

The property is approached via a private driveway providing parking for multiple vehicles. To the front, mature hedging offers privacy, with low-maintenance gravelled area. Lawn to the side is bordered by established trees, flowering plants, and shrubs. To the rear, a concreted area offers a practical outdoor space suitable for seating.

Additional Information

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

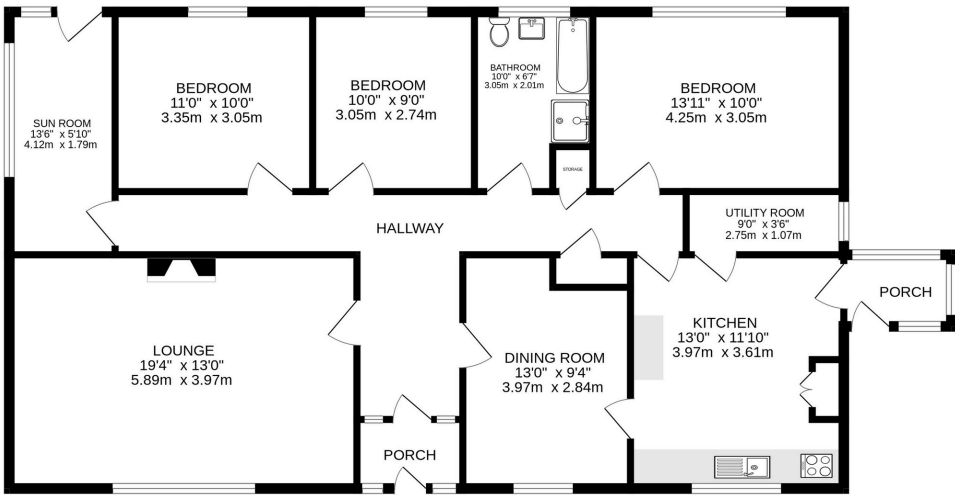
Council Tax Band

D (£1,651.97)

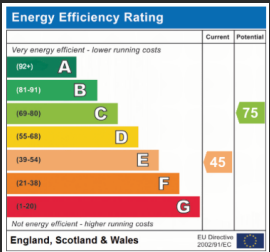




GROUND FLOOR 1250 sq.ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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 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.
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