



*Celebrating*  
**25 years**  
*in Business*  
1992 - 2017





An opportunity to acquire a detached four bedroom house with many original, character features, on the outskirts of the semi-rural village of Blaenwaun. The property is well-presented and benefits from no forward chain.

The accommodation briefly comprises, an entrance hallway, sitting room, lounge, kitchen, conservatory, ground floor shower room and utility area. On the first floor are four bedrooms, a shower room and separate bathroom.

Externally: A gated entrance leads onto a gravel driveway providing ample parking. Beyond is the garden at the rear which is mainly laid to lawn and dotted with mature shrubs. There is also a lean-to storage/boiler room to the rear which houses the oil-fired boiler serving the central heating. There is also a detached metal storage unit.

Blaenwaun is a rural village situated 8 miles North of Whitland and 8.5 miles to St Clears and the A40 dual carriageway. The rural village of Blaenwaun is ideal for those who love the country and for your social needs has The Lamb Inn Pub. The main services provided will be from the town of Whitland. Whitland has all your daily amenities and necessities and has a train station with trains running to the County Towns of Carmarthen and Haverfordwest.



**Entrance Hallway**

**Lounge**

**Dining Room**

**Conservatory**

**Kitchen**

**Utility Area**

**Shower Room**

**FIRST FLOOR**

**Landing**

**Bedroom**

**Bedroom**

**Bedroom**

**Bedroom**

**Shower Room**

**Bathroom**



**DIRECTIONS**

From Narberth head east on the A40, through Llanddewi Velfrey take the first exit at the first roundabout and the first exit again at the next roundabout heading for Llanboidy. Follow this road, at the cross roads go straight across and continue to the end of the road where the property can be found on the left hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.