



VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band E Penclippin

TAX: Band B Willow Cottage

TAX: Band B Oak Cottage

Oil fired central heating.

Private Drainage

Private Water & Mains Water

We would respectfully ask you to call our office before you view this property internally or external.

MPO/MPO/OK/11/24

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



## Penclippen Blaenwaun, Whitland, Carmarthenshire, SA34 0JB

- Detached Four Bedroom House
- Detached Two Bedroom Cottage
- Letting Potential
- No Immediate Neighbours
- Oil Fired Central Heating
- Detached Three Bedroom Cottage
- Outbuildings & Polly Tunnel
- Set In 6.5 Acres Approximately
- Beautifully Presented
- EPC Ratings: E, D, D

Price Guide £725,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

***The Agent that goes the Extra Mile***



## DIRECTIONS

From the Top Roundabout at Whitland by The Roadhouse Restaurant take the 1st turning off the Roundabout signposted for Llanboidy and continue on this road until reaching the crossroads. At the crossroads go straight across. Continue to the end of this road where you will reach a staggered crossroads. At the staggered crossroads turn left for Blaenwaun. Entering the village turn left immediately after passing the Public House on the left. Continue along the lane for approximately one mile until reaching the property on the left hand side. Continue down the track where the property can be found.

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