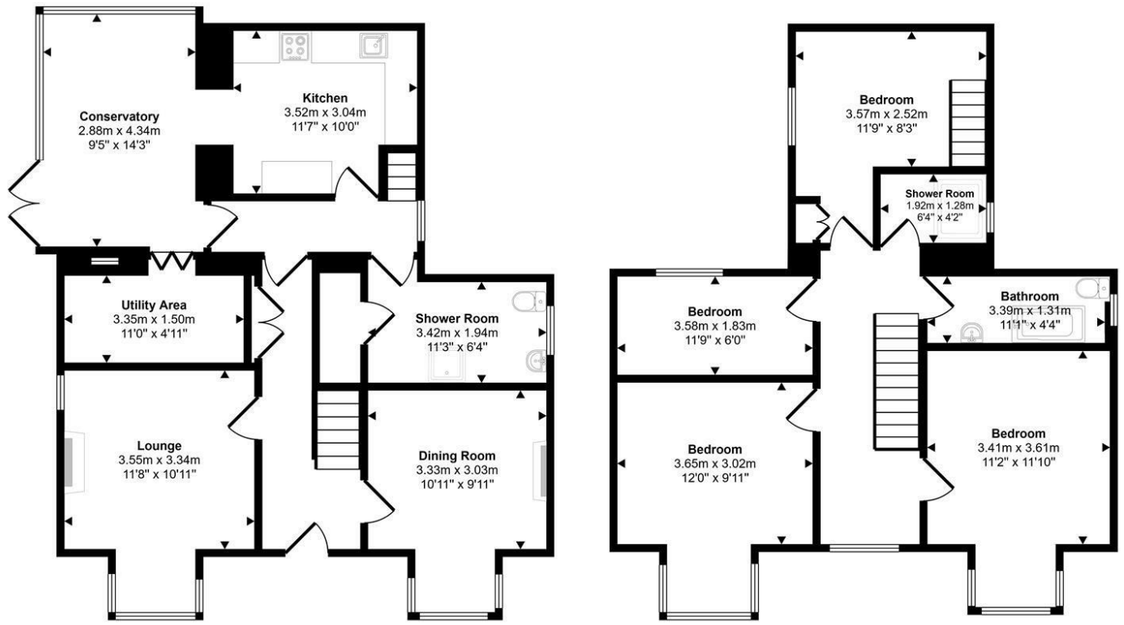
Approx Gross Internal Area
149 sq m / 1604 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: FREEHOLD
Tax: Band E
Oil Fired Central Heating
Mains Drainage
Please be advised that the garden photos were taken in a previous summer.

MPO/MPO/OK/12/24

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

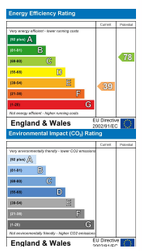
WEST WALES PROPERTIES .CO.UK

01267 236655
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES

The Grove Blaenwaun, Whitland, Carmarthenshire, SA34 0HU

- Detached House
- Semi - Rural Location
- Two Shower Rooms & Bathroom
- No Forward Chain
- Garden to Rear
- Four Bedrooms
- Period, Character Features
- Well Appointed
- Ample Driveway Parking
- EPC Rating: E



Price £270,000

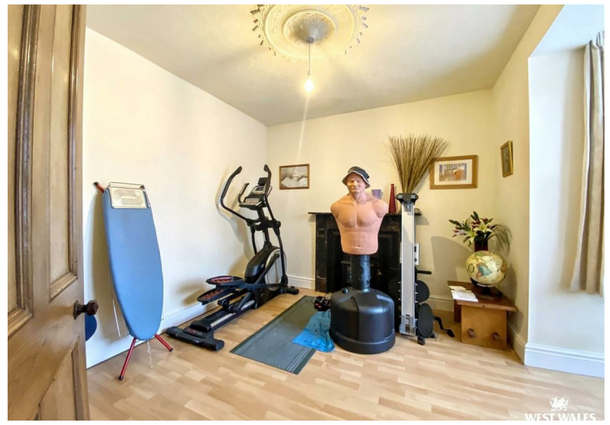
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

naea | propertymark PROTECTED
The Property Ombudsman

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

The Agent that goes the Extra Mile

Celebrating 25 years in Business 1992 - 2017



Page 2

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.

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 in our TV channel to view our location videos about the area.

Page 3