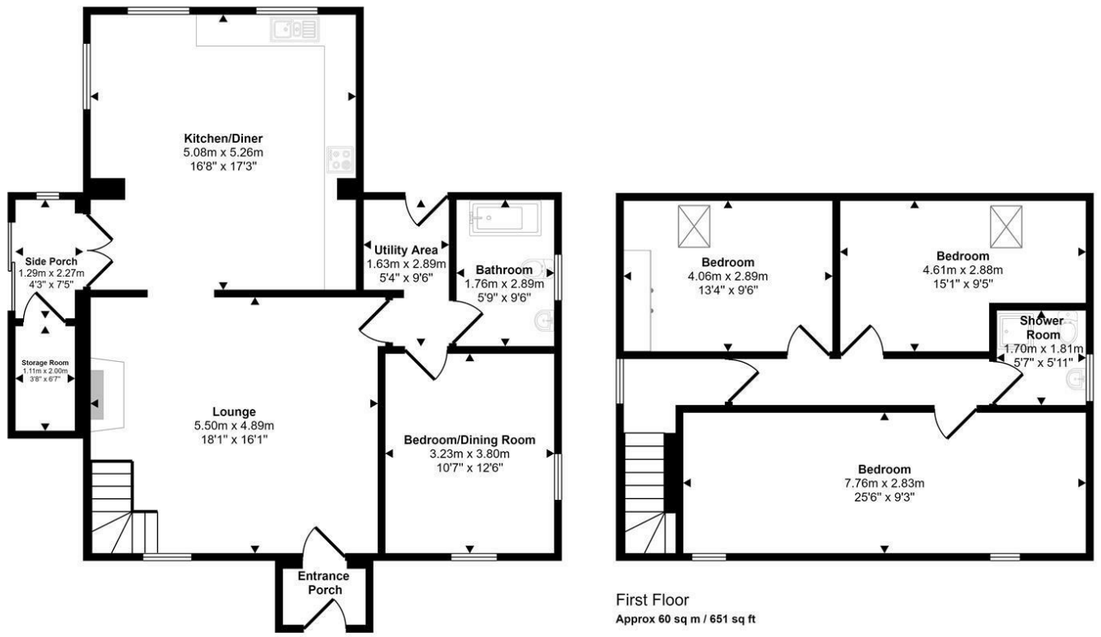
Approx Gross Internal Area
147 sq m / 1585 sq ft



Ground Floor
Approx 87 sq m / 934 sq ft

First Floor
Approx 60 sq m / 651 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.

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
Oil fired central heating.
Private Drainage

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

MPO/MPO/OK/06/24

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.

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

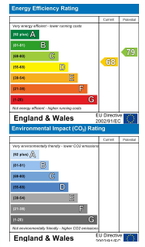
WEST WALES PROPERTIES .CO.UK

01267 236655
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES

Darlunfa Cwmfelin Boeth, Whitland, Carmarthenshire, SA34 0RR

- Detached House
- One/Two Reception Rooms
- Maintained Gardens
- Detached Garage & Driveway Parking
- Oil Fired Central Heating
- Three/Four Bedrooms
- Well Presented
- Summer House
- Tranquil Location
- EPC Rating: D



£425,000

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

Charming Detached Home in Cwmfelin Boeth

Set in the hamlet of Cwmfelin Boeth and only a short drive from the town of Whitland, this three double bedroom detached house offers comfortable living in a peaceful rural setting. Whitland provides a range of local amenities including shops, a railway station, schools, and both health and dental centres.

The property offers well-laid-out accommodation throughout. On the ground floor, there is an entrance porch, lounge, kitchen/diner, utility area, bathroom, and an additional reception room which could be used as a dining room or a fourth bedroom. Upstairs, there are three double bedrooms and a shower room.

Outside, a gated entrance opens onto a gravelled driveway leading to a detached garage. The gardens to the front and side are planted with a variety of trees and shrubs, while the rear garden is mainly lawn with a patio area. A summerhouse and greenhouse are included, and a stream runs along one side of the property, adding to the calm atmosphere.

LOCATION:
Whitland is a small town situated approximately 15 miles from Carmarthen. The town borders the river Taf, and the county of Pembrokeshire. The Taf can be fished with a permit, available locally. Whitland is fortunate to have its own railway station right in the town, with direct links to London, and the north, as well as local services. Whitland has 2 thriving schools, Post Office, shops, businesses, 3 pubs, cafe, and a restaurant just outside the town. Whitland also has the well known Hywel Dda interpretive centre, and just outside the town is Whitland Abbey, which can be seen by using the many footpaths that surround Whitland, especially the famous Landsker line.

DIRECTIONS

From the town of Narberth get onto the A40 and head to the town of Whitland. Enter the town of Whitland and take the first turning on the left into North Road (Co-op on corner). Continue up North Road passing the School on the left. Keep on this road which leads out of Whitland. Entering Cwmfelin Boeth take the first turning on the left where Darlunfa can be found on the left denoted by our For Sale board.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.