



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
Solid fuel.
Private Drainage

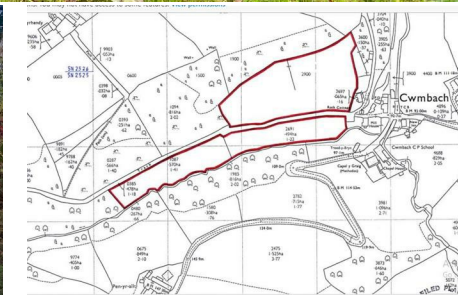
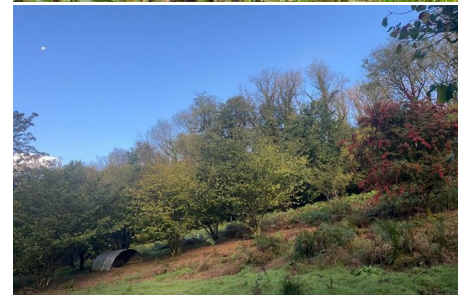
MPO/MPO/OK/10/23

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL
EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900

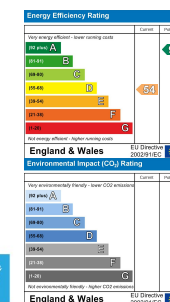


Swn y Nant Cwmbach, Whitland, Carmarthrenshire, SA34 0DR

- Detached Cottage
- Two Reception Rooms
- Approximately 6 Acres
- Deceptively Spacious
- Charm & Character
- Three Bedrooms
- Tranquil Location
- Outbuildings
- Semi Rural
- EPC Rating: E

£395,000

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



Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL

EMAIL: narberth@westwalesproperties.co.uk TELEPHONE: 01834 860900

The Agent that goes the Extra Mile





Situated in the pleasant semi-rural village of Cwmbach, approximately eight miles to the towns of St Clears and Whitland and short drive to amenities. Early viewing is highly recommended to appreciate this delightful three bedroom cottage offering deceptively spacious accommodation and positioned within approximately 6 acres of land that consists of pasture land and woodland, also benefiting from various outbuildings. Although the property does need some updating it is nicely appointed and has kept much of its charm and character. The accommodation briefly comprises: Dining Area, kitchen/breakfast, inner hallway, lounge, sunroom, three bedrooms and bathroom.

LOCATION:

Cwmbach 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 in close proximity to Cwmbach, 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 small town of St Clears. St Clears has all your daily amenities and necessities. Whitland has train station with trains running to the County Towns of Carmarthen and Haverfordwest.



DIRECTIONS

From Carmarthen take the A40 heading towards St Clears. Take the slip road off the dual carriageway signposted for St Clears. At the T junction turn left and proceed over the carriageway and turn left into St Clears. At the traffic lights go straight across and turn right for Llangynin. Pass through Llangynin and continue along and turn right signposted for Blaenwaun. Continue along this road and turn right signposted for Cwmbach (by bus shelter). Proceed down the road and enter the village of Cwmbach. Go over the bridge and turn immediately left. Continue up to the end of the lane where Swyn y Nant can be found.

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