

Ground Floor



First Floor



VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold.

SERVICES: We have not checked or tested any of the ser

TAX: Band D

Oil fired central heating.

Private Drainage

We have been informed by the current owners that the property has right of access along the track that leads to the property.

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

MPO/MPO/OK/05/24

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

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

7PL

EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900

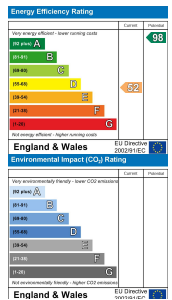


Sunnybank Login, Whitland, Carmarthenshire, SA34 0XB

- Semi Detached Cottage
- Well Appointed
- Tranquil Location
- Viewing Recommended
- Three Double Bedrooms
- Charm And Character
- Approximately 1 Acre Of Woodland
- EPC Rating: E

£270,000

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The Agent that goes the Extra Mile





Sunnybank is a well presented semi-detached cottage situated in the pleasant, semi-rural village of Login. The property is full of charm and character offering spacious accommodation that briefly comprises: Lounge/diner, kitchen/breakfast room, utility area, three double bedrooms and fitted bathroom. Sunnybank is positioned within approximately 1 acre of woodland and approximately eight miles to the popular town of Narberth with its array of shops, schools, health and dental centres. Early viewing is highly recommended to appreciate this delightful property set in a tranquil location.

Sunnybank is central to West Wales with Cardigan 17 miles north, Tenby 20 miles south and St David's 34 miles west. Sunnybank is 9 miles from Rosebush which is a great starting point to explore The Preseli Mountains. There are also an abundance of stunning beaches to be explored in Pembrokeshire and Cardiganshire such as Mwnt, Barafundle Bay, and Broad Haven South with Bosherton Lakes to name a few..

We have been advised by the current owner that there is a new slate roof, a new install of oil central heating, completely new electrical installation with integrated fire alarm and carbon monoxide alarms (meets standards for holiday lets/rental accommodation).

Lounge/Diner

24'9" max x 13'0" (7.567 max x 3.971)

Kitchen/Breakfast Rom

14'6" x 10'10" (4.444 x 3.323)

Utility Area

12'10" approx x 10'1" (3.922 approx x 3.096)

FIRST FLOOR

Landing

Bedroom 1

14'9" max x 12'10" max (4.501 max x 3.924 max)

Bedroom 2

14'10" x 6'11" (4.526 x 2.125)

Bedroom 3

10'11" x 8'11" (3.330 x 2.740)

Bathroom

7'11" x 5'2" (2.430 x 1.589)

Property & Woodland - 1 Acre Approx

DIRECTIONS



Leaving the town Narberth get onto the A478 passing through Clynderwen and enter Llandissilio. Proceed through Llandissilio and pass the Angel Inn on the left hand side. Immediately after passing the Angel Inn turn right. Proceed along this road and enter the village of Login. Turn left immediately before the old Post Office (red post box outside) and go up the hill and go round an S bend, you will then come to some recycling bins on your right, Keep right and continue along the track passing the Chapel on your left. Continue along the track until reaching the property on the left hand side.

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