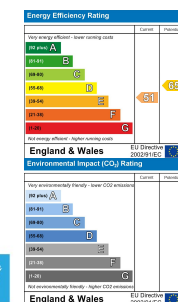


### Bwlchgwynt Chapel and Vestry Whitland, SA34 0LX

- Two Detached Dwellings With Graveyard
- Brilliant Investment Opportunity
- Countryside Setting
- Character Features
- Open Plan Living Design
- Stylish Decor
- Off Road Parking
- Well Presented
- Electric Heating
- EPC Rating: D



Offers In Excess Of £450,000

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



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.  
COUNCIL TAX: Band 'E'  
VESTRY IS ON BUSINESS RATES- QUALIFIES FOR SMALL BUSINESS RELIEF

ref: ADD/ LLE/ JAN/ 26  
TAKEONOK/LLE/14/01/26

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
https://www.facebook.com/westwalesproperties/

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: tenby@westwalesproperties.co.uk

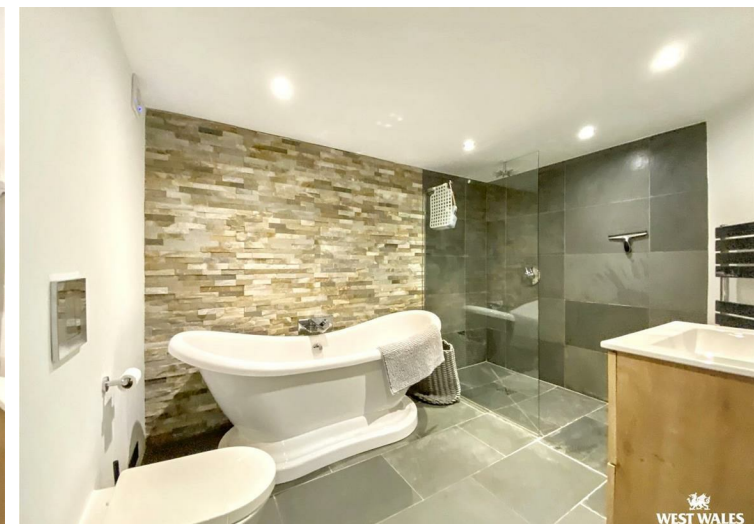
TELEPHONE: 01834 845584



Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile



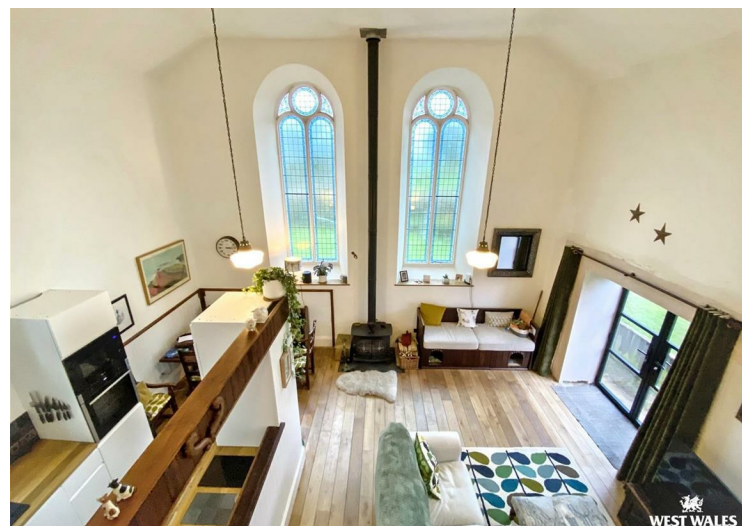
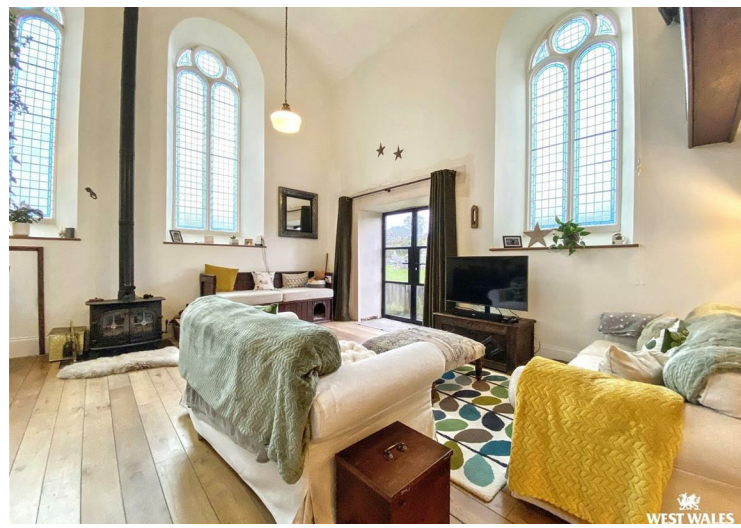


**CHARACTER PROPERTIES WITH A WELL ESTABLISHED HOLIDAY LET**

A rare opportunity to acquire not one but two unique character properties, both offering brilliant income potential. The stylish converted Chapel and Vestry have been lovingly converted into stylish homes, while retaining many original character features. The properties would be ideal for a multi-generational family or for those looking to run a holiday let business from home. Situated in a lovely semi-rural countryside setting, the property is also just a short drive away from Whitland and St Clears where further amenities are available. Viewing is highly recommended!

**Bwlchgwynt Chapel:**

Entering the property through a vestibule which offers a great place to store coats and boots after your lovely country walks, a door opens into an entrance area. Currently utilised as a study space, it also houses the stairwell leading to the mezzanine level. The ground floor has been designed with modern living in mind and boasts an impressive open plan living design, while retaining many features from the Original Chapel including arch stain glass windows, mezzanine banister, and character chapel doors. The versatile space currently accommodates; a utility/storage room, a downstairs bathroom with a freestanding roll top bath tub and walk in waterfall shower, living/dining area and the contemporary kitchen fitted with a range of appliances. A log burner is located at the centre, creating a warm and welcoming atmosphere throughout. Newly installed patio doors provided easy access to the garden, and provide ample natural light. The first floor provides, a double bedroom, a second double bedroom currently utilised as a dressing room, and a w/c.



**DIRECTIONS**

From the St Clears Roundabout take to A477 towards the Red Roses bypass. Turn left into the village of Llanddowror, and then turn right onto Brandy Hill Road. Continue up lane passing over the bypass. Follow lane until reaching a right hand turn sign posted Ciffig Church. Follow the road around to the left and continue up lane. You will find the property on the left hand side. What/Three/Words:///mindset.narrates.radically

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