Terry Thomas & Co
ESTATE AGENTS









Lamb Cottage Llanboidy

Whitland, Carmarthenshire, SA34 0EL

A Beautifully Refurbished Home Blending Traditional Charm with Modern Living - This impressive property has been comprehensively refurbished throughout, including a complete re-roofing, and now offers a stylish, move-in-ready home that thoughtfully balances character features with contemporary finishes. The exterior boasts a striking blend of materials—exposed pointed stone, rendered sections, and timber cladding—creating a distinctive, eye-catching façade that harmonises beautifully with its semi-rural surroundings. Situated in a well-served village, the home enjoys access to a variety of local amenities, including a general shop and stores, a sports hall with a recreational bar, playing fields, a newly developed children's playground, and a primary school. With its blend of countryside appeal and community convenience, this property is ideally suited to families and those seeking a vibrant village lifestyle.

Offers in the region of £239,500

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Entrance

A slate grey composite double glazed entrance door opens into a welcoming hallway, featuring a staircase rising to the mezzanine level and another descending to the lower ground floor. The hallway is finished with a wall-mounted contemporary slate grey radiator, thermostatically controlled, providing efficient modern heating. Oak engineered doors give access to the bedroom and bathroom from this level, enhancing the cohesive, high-quality finish seen throughout the property. Lower ground floor leading to bedrooms 2 and 3.

Bedroom 1

9'3" x 11'7" (2.82m x 3.55m)
Single panelled radiator, thermostatically controlled. Two uPVC double glazed windows to front and side.

Bathroom

8'11" x 6'11" (2.72m x 2.13m)
Luxuriously appointed with a contemporary four-piece suite, comprising a corner shower enclosure fitted with a chrome mixer shower, complete with body wash jets and an overhead rain shower head. A floating wall-mounted vanity unit houses a stylish circular bowl wash hand basin with a sleek mixer tap over. Additional fittings include a panelled bath and a close-coupled economy flush WC. The room is enhanced by floor-to-ceiling tiled walls, a contemporary black ladder-style towel radiator, and a uPVC double glazed window to the fore, offering natural light and ventilation.

Bedroom 2

13'10" (max) x 15'5" (4.22m (max) x 4.70m)
A comfortable, slightly L-shaped room featuring an oak engineered door, panelled radiator with grills, thermostatically controlled for independent comfort, and a uPVC double glazed window to the rear, allowing for natural light and a pleasant outlook. A versatile space suitable as a guest bedroom, home office, or additional family accommodation.

Bedroom 3

15'3" max into recess x narrowing to 13'6" x 10'2" (4.66m max into recess x narrowing to 4.14m x 3.1)
uPVC double glazed window to rear. Single panelled radiator, thermostatically controlled.

Mezzanine level/Kitchen area

Beautifully appointed with a range of newly fitted base and tall larder units finished in an elegant jade green colour, offering both style and functionality. A central island unit matches the main cabinetry and provides additional workspace and storage, complete with a solid hardwood work surface, while the surrounding base units are topped with a Corrian-effect work surface for a clean and contemporary finish. Integrated appliances include a fully integrated dishwasher, Indesit 4-ring hob with black glass splashback and chimney-style extractor, and a fully integrated fridge and freezer. A composite sink with mixer tap is set next to a uPVC double glazed window overlooking the rear, offering views of the garden. LED downlighting enhances the modern design, and a double panel radiator, thermostatically controlled, ensures comfort. To the rear of the kitchen, three steps lead up to an elevated dining area on the first floor level, creating an attractive split-level layout ideal for entertaining and family living.

Dining Area

10'3" x 10'5" maximum (3.14m x 3.18m maximum)
Set on an elevated first floor level, this attractive space features a part balustrade overlooking the entrance hall, enhancing the open and airy feel of the layout. uPVC double glazed window to the fore provides extensive views over the surrounding countryside, creating a picturesque backdrop for both everyday dining and entertaining. A panelled radiator with grills, thermostatically controlled for comfort, and a TV point, offering flexibility for use as a relaxed family space or formal dining area.

First Lounge area (in two parts)

mezzanine level measuring 11'11" x 15'2". (mezzanine level measuring 3.64m x 4.64m.)
uPVC double glazed window to rear. Single panelled radiator, thermostatically controlled. Small flighted steps leading up to first floor level and further Lounge area.

Second Lounge area

11'9" x 10'7" (3.59m x 3.23m)
Panelled radiator with grills, thermostatically controlled. uPVC double glazed window to fore with extensive views over the surrounding countryside. TV point.

The property itself has been comprehensively refurbished throughout, including a complete re-roofing, and now presents as a beautifully updated home combining traditional character with modern finishes. The exterior features a striking mix of materials, including an exposed pointed stone façade, sections of rendered walls, and areas of timber cladding, lending the home a distinctive and appealing aesthetic that blends seamlessly with its semi-rural surroundings. Located in a well-served village, residents benefit from a range of local amenities, including a general shop and stores, sports hall with recreational bar area, playing fields, a newly developed children's playground, and a primary school—making it an ideal setting for families or those seeking community living with countryside charm.



















Floor Plan

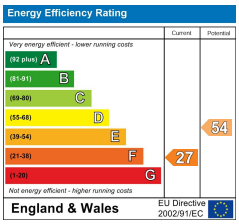


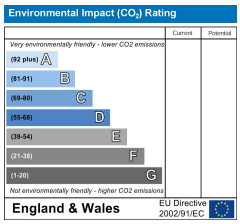
Type: House - Detached
Tenure: Freehold
Council Tax Band:

Services: Mains Electricity, Water and Drainage and Oil Heating.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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