



TO LET

1 Penybont Llanboidy, Whitland, SA34 0EH

£895





THE PROPERTY

Located in the charming village of Llanboidy, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a smaller box room/office space, this property is ideal for families or those seeking extra space for guests or a home office. The two reception rooms provide ample living space, allowing for both relaxation and entertaining, making it a versatile home for various lifestyles. The property also benefits from a large garden area with a separate patio area. The property also benefits from off road parking.

The property boasts two bathrooms, one is an upstairs bathroom and then a downstairs toilet, ensuring that morning routines run smoothly for all occupants. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in the picturesque surroundings of Whitland, residents can enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. This home presents an excellent opportunity for those looking to settle in a friendly community with a rich history and beautiful landscapes.

Type: House - Mid Terrace

Tenure:

Council Tax Band:

Services: Mains water, electricity and drainage.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC