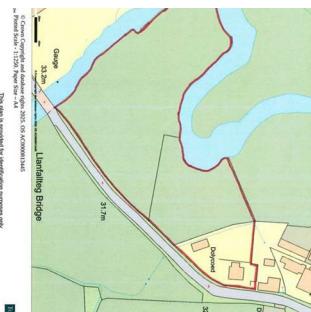


# Terry Thomas & Co

ESTATE AGENTS



## Dol Y Coed

Llanfallteg, Whitland, SA34 0UN

Set in a rural countryside location near Whitland, this delightful detached house combines character, comfort, and potential. With 2.55 acres, fishing rights, and mature gardens, it's an outdoor enthusiast's dream, offering space to enjoy nature and the tranquillity of country living. Inside, there is plenty of living space and three well-proportioned bedrooms, providing flexibility for family life or entertaining. The home is full of charm and natural light, offering the ideal foundation for someone looking to create their perfect rural retreat.

A fantastic project property, it's ready to be brought up to your own level of comfort and homeliness — a rare opportunity to enjoy peaceful countryside living with endless potential.

**Offers in the region of £385,000**

# Dol Y Coed

## Llanfallteg, Whitland, SA34 0UN



### Entrance

This charming property offers spacious and characterful accommodation, combining traditional features with comfortable living spaces and lovely views over the surrounding countryside.

A double-glazed entrance door opens into the hallway, features a quarry-tiled floor and the original staircase rising to the first floor. Doors lead through to the dining room and lounge.

### Dining Room

11'6" x 11'1" (maximum into recess) (3.51m x 3.38m (maximum into recess))

Features block wooden flooring, a UPVC double-glazed window, and a single panel radiator. A tiled open feature fireplace with tiled hearth creates a focal point, complemented by built-in cupboards to either side of the chimney recess. The room enjoys a ceiling height of 2.72m and retains its original picture rail.

### Lounge

6.39m x 3.48m (max)

Bright and inviting space includes UPVC double-glazed windows to both the front and rear, two single panel radiators, and a feature fireplace with a mahogany-finish surround, marble backplate, and marble hearth. Built-in double cupboards flank the fireplace recess, while double room also benefits from part marble-effect walls, a glazed doors open out to the side garden and grounds, allowing natural light to fill the room. A picture rail adds a touch of period charm.

### Lobby area

To the rear of the property, a lobby area with quarry-tiled flooring provides access to the kitchen, utility room, and rear porch, along with an understairs storage cupboard.

### Kitchen

3.13m x 2.86m

Fitted with a range of base and wall units with open-finish door and drawer fronts. The marble-effect work surfaces incorporate a 1 ½ bowl stainless steel sink, four-ring halogen hob, and double Indesit Oven/Grill. Additional features include a single panel radiator thermostatically controlled. Quarry-tiled flooring. Built-in cupboard, and a UPVC double-glazed window overlooking the rear garden.

### Utility Room/Porch

3.61m x 2.15m

Large glazed window to the rear, porthole windows to each side, and an autumn-leaf double-glazed rear entrance door. Plumbing for a washing machine, space for a fridge, and an oil-fired combination boiler serving the central heating and domestic hot water. A separate WC features a low-level toilet and window to the rear.

### Half Galleried Landing

6.40m x 1.84m

uPVC double-glazed windows to the front and rear provides access to all bedrooms and the family bathroom. Access to loft space.

### Rear Bedroom 1

10'5" (extending to 11'6" into recess) x 7'10" (3.18m (extending to 3.53m into recess) x 2.40m )

uPVC double-glazed window with picturesque views over the garden and surrounding countryside, along with a single panel radiator.

### Family Bathroom

3.14m x 2.61m

Three-piece suite comprising a low-level WC, pedestal wash basin with tiled splashback, and panel bath. The double cupboards flank the fireplace recess, while double room also benefits from part marble-effect walls, a glazed doors open out to the side garden and grounds, allowing natural light to fill the room. A picture rail adds a touch of period charm.

### Front Bedroom 2

12'7" x 11'7" (3.86m x 3.54m )

uPVC double-glazed windows to the front and side, both with lovely countryside views. The room includes a single panel radiator and picture rail.

### Front Bedroom 3

3.65m x 3.50m

Single panel radiator, uPVC double-glazed window with far-reaching countryside views.

### Externally

This attractive detached, double-fronted house is situated on the periphery of the village of Llanfallteg, beautifully positioned on the border of Carmarthenshire and Pembrokeshire. Offering charm, space, and rural appeal, the property enjoys a peaceful setting with

excellent access to surrounding countryside and local amenities. A gravel driveway to the side of the property provides ample off-road parking, while the attractive forecourt garden features dwarf boundary walls topped with railings and a cast-iron pedestrian gate leading to a pathway that approaches the main entrance. The formal gardens extend around the house and to the rear, having been lovingly maintained and nurtured over the years. They boast a beautiful array of mature trees, established shrubbery, and well-stocked borders, creating a serene and private outdoor environment. At the heart of the garden lies a centrally positioned patio area, perfect for outdoor seating and entertaining. To the rear, a galvanised gated access leads to the adjoining land, which in turn benefits from a second galvanised gated entrance onto the country lane, providing two separate road accesses to the property. The adjoining land includes a timber loose stable block with three stalls and a concreted forecourt, ideal for equestrian use or hobby farming. Additionally, there is a picturesque gunnera plant area and raised vegetable beds, perfect for those who enjoy gardening or sustainable living. The grounds offer a delightful blend of landscaped gardens and practical spaces, making this property a rare opportunity for those seeking countryside living with versatility and charm.







## Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:**

**Services:** Mains electricity, water and private drainage.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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