

Terry Thomas & Co

ESTATE AGENTS

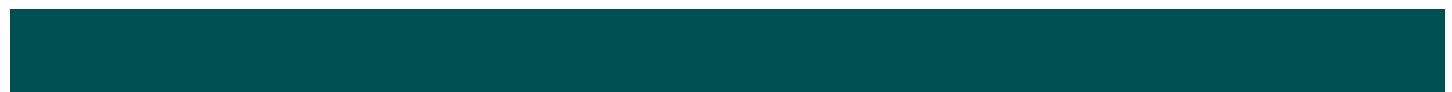


Bwlchmelyn
Llanboidy, Whitland, SA34 0ER

Nestled quietly on the side of a small country road, under a mile from Llanboidy, this charming 3/4-bed property is filled with character, affording deceptively large and light bedrooms and kitchen whilst maintaining its warm Welsh cottage atmosphere.

The property includes a useful 3-bed timber clad retirement property/holiday let, fully self-contained and with its own entrance gate.

Offers in excess of £395,000



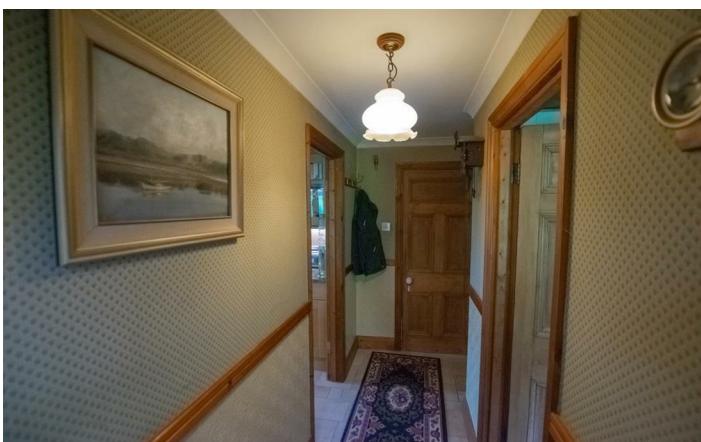
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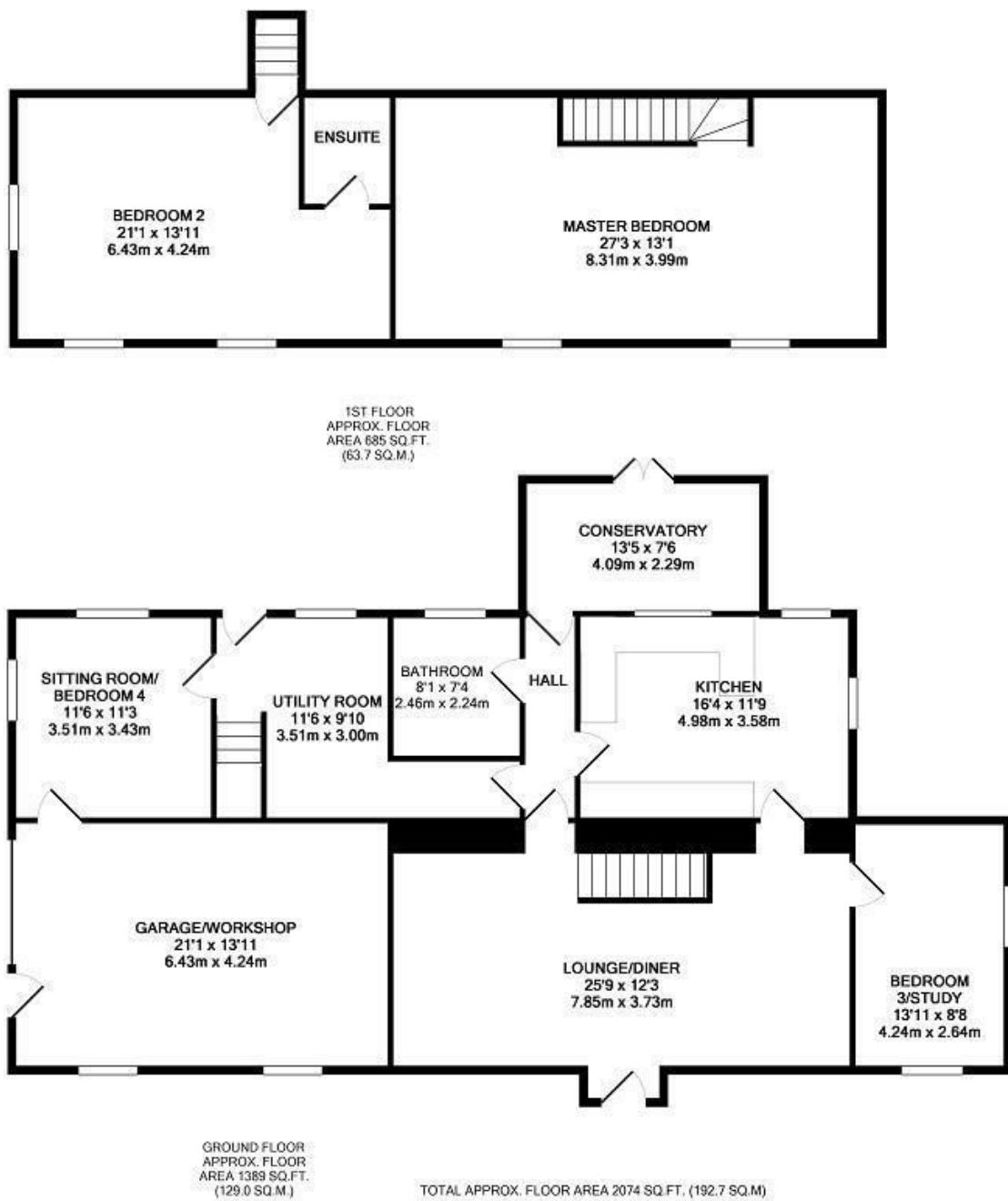


Ground Floor	Entrance Hall
Bedroom 1/Office	Kitchen/Dining/Family Room
Lounge/Dining Room	Bedroom 1
Kitchen	Bedroom 2
Family Bathroom	Family Bathroom
Hallway	Bedroom 3/Office
Utility Room	Externally
Bedroom 4/Rear Lounge	
Bedroom 2	
En-suite	
Master Bedroom 3	
Conservatory	
Integral Garage	
Externally	
Wooden Cabin	





Floor Plan



Type: House - Detached - Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains electricity, water and private drainage. LPG-fired heating.

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

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