

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

Bwlchmelyn

Llanboidy, Whitland, SA34 0ER



Ground Floor

Bedroom 1/Office

Lounge/Dining Room

Kitchen

Family Bathroom

Hallway

Utility Room

Bedroom 4/Rear Lounge

Bedroom 2

En-suite

Master Bedroom 3

Conservatory

Integral Garage

Externally

Wooden Cabin

Entrance Hall

Kitchen/Dining/Family Room

Bedroom 1

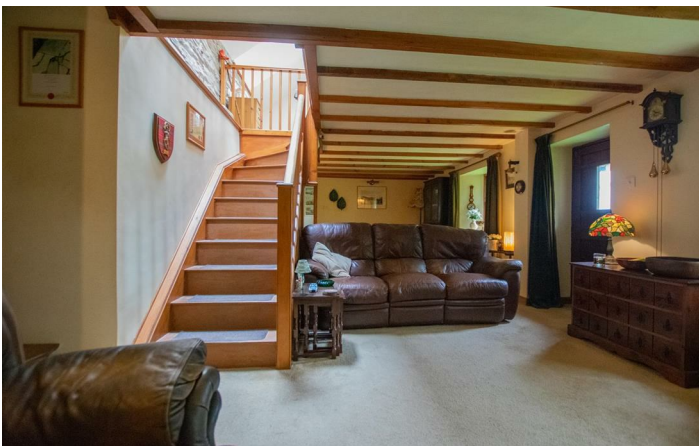
Bedroom 2

Family Bathroom

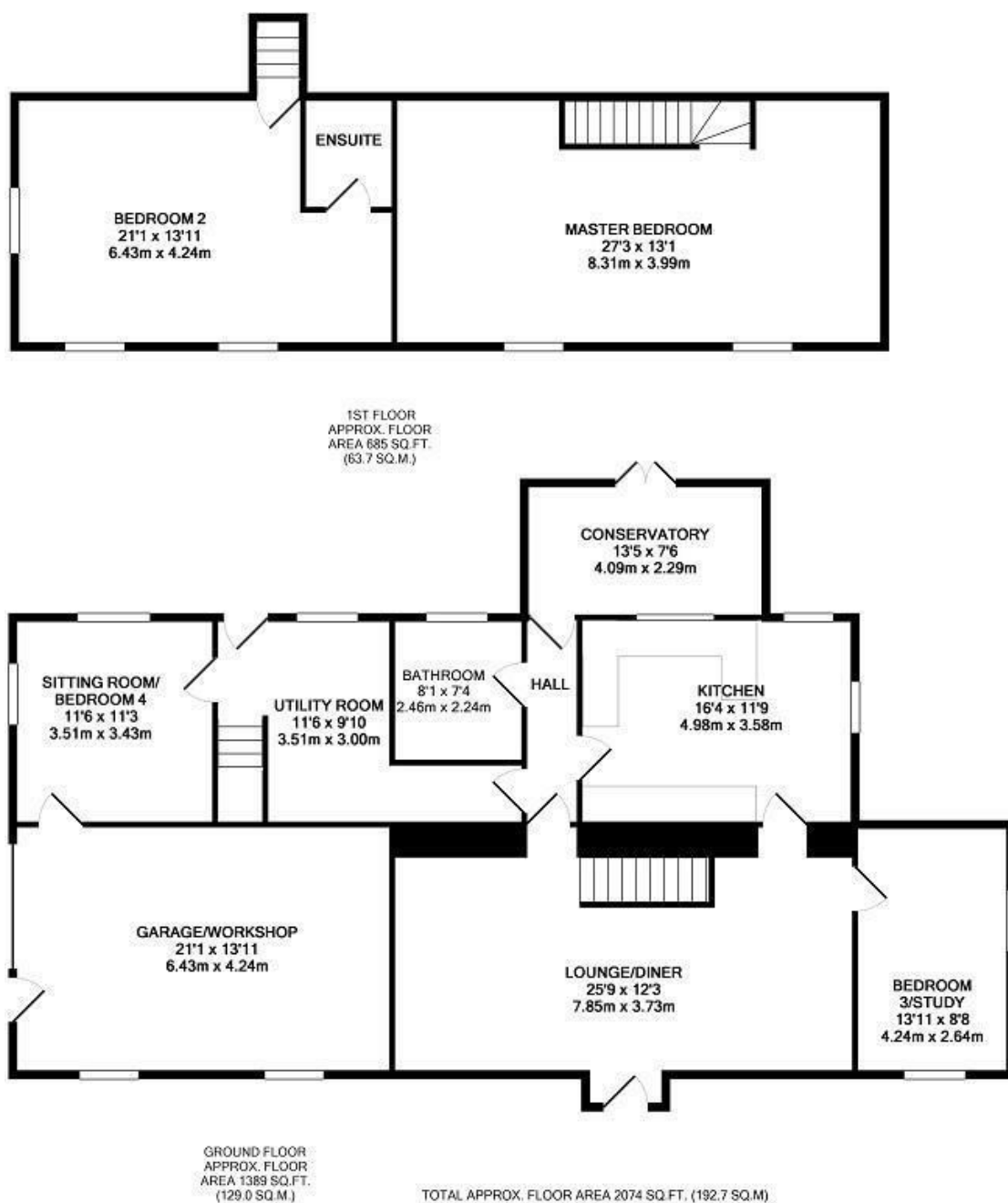
Bedroom 3/Office

Externally





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

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