

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band E Penclippen
TAX: Band B Willow Cottage
TAX: Band B Oak Cottage
Oil fired central heating.
Private Drainage
Private Water & Mains Water

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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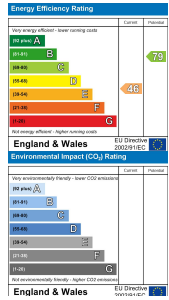


Penclippen Blaenwaun, Whitland, Carmarthenshire, SA34 0JB

- Detached Four Bedroom House
- Detached Two Bedroom Cottage
- Letting Potential
- No Immediate Neighbours
- Oil Fired Central Heating
- Detached Three Bedroom Cottage
- Outbuildings & Polly Tunnel
- Set In 6.5 Acres Approximately
- Beautifully Presented
- EPC Ratings: E, D, D

Price Guide £800,000

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The Agent that goes the Extra Mile



Penclippen Farmhouse is an extremely well presented four bedroom detached property that also benefits from two detached cottages which consist of Oak Cottage, a three bedroom detached property with three bedrooms and Willow Cottage, a detached property with two bedrooms. Both have letting potential for 52 weeks per annum. The three-character properties are positioned within approximately 6.5 acres of pasture land, gardens, vegetable garden, polytunnel and outbuildings situated in a tranquil location with no immediate neighbours. In the main house there is an attractive kitchen/diner, lounge, conservatory, utility room, ground floor shower room, four bedrooms and a further shower room situated on the first floor. Oak Cottage consists of a deceptively spacious open plan kitchen/diner/lounge with three bedrooms, all with En-suite. Willow Cottage has a lounge/diner, kitchen, two bedrooms, one with en-suite and a shower room. The land is split into four main enclosures all flat/gently sloping with a useful detached building that has various uses. The property is perfect for multigenerational living or could provide income (subject to any consents required). Penclippen Farm is located approximately 500m from the small rural village of Blaenwaun, which is situated approximately 20 minutes drive from the costal town of Cardigan and approximately 15 minutes drive from the small town of Whitland that provides easy access to the County town of Carmarthen with its easy connection to the M4.



DIRECTIONS

From the Top Roundabout at Whitland by The Roadhouse Restaurant take the 1st turning off the Roundabout signposted for Llanboidy and continue on this road until reaching the crossroads. At the crossroads go straight across. Continue to the end of this road where you will reach a staggered crossroads. At the staggered crossroads turn left for Blaenwaun. Entering the village turn left immediately after passing the Public House on the left. Continue along the lane for approximately one mile until reaching the property on the left hand side. Continue down the track where the property can be found.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.