

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  
Oil fired central heating.  
Private Drainage

We would respectfully ask you to call our office before you view this property internally or external.

MPO/MPO/OK/06/24

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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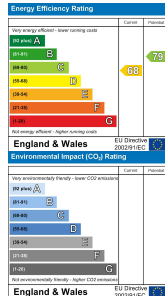


**Darlunfa Cwmfelin Boeth, Whitland, Carmarthenshire, SA34 0RR**

- Detached House
- Spacious Accommodation
- Maintained Gardens
- Detached Garage & Driveway Parking
- Oil Fired Central Heating
- Three Bedrooms
- Well Presented
- Summer House
- Tranquil Location
- EPC Rating: D

**£425,000**

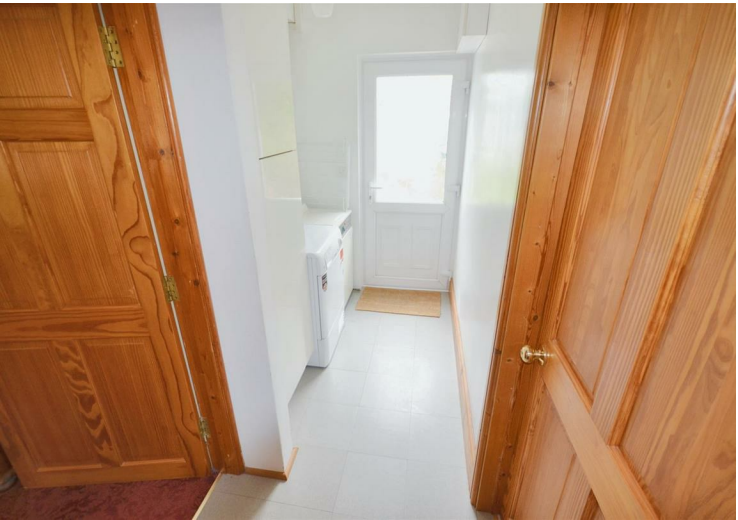
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**The Agent that goes the Extra Mile**





\*\*\*\*\*NEW PRICE ON PROPERTY\*\*\*\*\*  
EARLY VIEWING HIGHLY RECOMMENDED..... Nestled in the tranquil hamlet of Cwmfelin Boeth and short drive to the town of Whitland providing shops, railway station, schools, health and dental centres, this three double bedroom detached house is one to be seen. The property offers ample, spacious accommodation and very well presented. Externally, the property offers well maintained gardens, purpose built Summerhouse, detached garage and ample driveway parking.

The accommodation briefly comprises: Entrance porch, lounge, kitchen/diner, utility area, dining room/bedroom four, bathroom. On the first floor are three double bedrooms and a shower room.

Externally: A gated entrance provides access to a gravelled driveway and detached garage. The garden to the front and side are stocked with various trees and shrubs. The garden to the rear of the property is mainly laid to lawn with various shrubs and a patio area. There is a Summerhouse and greenhouse, the property also benefits from a stream that runs to one side of the property providing a sense of peace and tranquillity.

LOCATION:  
Whitland is a small town situated approximately 15 miles from Carmarthen. The town borders the river Taf, and the county of Pembrokeshire. The Taf can be fished with a permit, available locally. Whitland is fortunate to have its own railway station right in the town, with direct links to London, and the north, as well as local services. Whitland has 2 thriving schools, Post Office, shops, businesses, 3 pubs, cafe, and a restaurant just outside the town. Whitland also has the well known Hywel Dda interpretive centre, and just outside the town is Whitland Abbey, which can be seen by using the many footpaths that surround Whitland, especially the famous Landsker line.



Entrance Porch

Lounge

Kitchen/Diner

Side Porch

Inner Hallway

Utility Area

Bedroom/Dining Room

Bathroom

FIRST FLOOR

Landing

Bedroom

Bedroom

Bedroom

Shower Room



### DIRECTIONS

From the town of Narberth get onto the A40 and head to the town of Whitland. Enter the town of Whitland and take the first turning on the left into North Road ( Co-op on corner). Continue up North Road passing the School on the left. Keep on this road which leads out of Whitland. Entering Cwmfelin Boeth take the first turning on the left where Darlunfa can be found on the left denoted by our For Sale board.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.