

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised FREEHOLD

Tax: Band B

Oil fired central heating

Private Drainage

We have been informed by the current owners that there has been occasions that part of the land has flooded but this has not affected the property.

MPO/MPO/OK/04/25

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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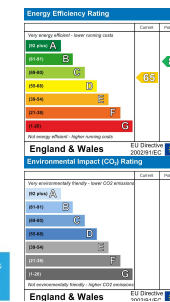


## Dolycloed Cottage Llanfallteg, Whitland, SA34 0UN

- Detached Cottage
- Well Presented
- Stables & Hay Barn
- Short Drive To Narberth
- Oil Fired Central Heating
- Two Bedrooms
- Approximately 5 Acres
- Pleasant Location
- Stone Outbuilding/Workshop
- EPC Rating: D

£400,000

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*The Agent that goes the Extra Mile*







PROPERTY WITH LAND AND STABLES..... Dollycoed Cottage is a former converted located in the popular village of Llanfallteg and short drive to the cosmopolitan town of Narberth with its array of shops, schools, health and dental centres. The property is nicely presented, positioned within approximately 5 acres of land, to include stabling for horses and hay barn. Dollycoed Cottage has charm and character with the accommodation briefly comprising: Lounge, kitchen, utility room, two bedrooms and shower room. Externally: The property has driveway parking and a separate entrance leading to the land. The garden to the rear of the property is nicely maintained, benefiting from a patio area and a stone outbuilding/workshop (Ideal for conversation, subject to the necessary planning and building regulation's).

LOCATION:  
Llanfallteg is a small tranquil village within a short drive to the small town of Narberth. Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket club. Narberth is full to the brim with independent shops including craft and art galleries, bars and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres and a Museum.

Lounge

Kitchen

Utility Room

Inner Hallway

Bedroom

Bedroom

Shower Room



DIRECTIONS

From the town of Narberth get onto the A40 heading for the village of Llanddewi Velfrey. Enter the village and turn Left, signposted for Llanfallteg. Continue along this road and over two bridges. After going over the second bridge continue along until reaching the property on the left hand side. What 3 Words - [///stealthier.string.regular](http://stealthier.string.regular)

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