

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.

COUNCIL TAX: Band 'B'

HEATING: Electric

ref: SSG /LLE/ AUG / 25/OK

FACEBOOK & TWITTER

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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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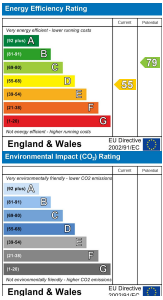


2 Llonwen Terrace Llandilo, Clynderwen, Pembrokeshire, SA66 7XR

- Two Bedroom Cottage
- Rural Location
- Gardeners Paradise
- Modern Country Decor
- No works required
- Beautifully Presented
- Approx 0.22 Acres
- Greenhouse & 2 Sheds with Electric
- Character Features
- EPC Rating: D

£250,000

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The Agent that goes the Extra Mile



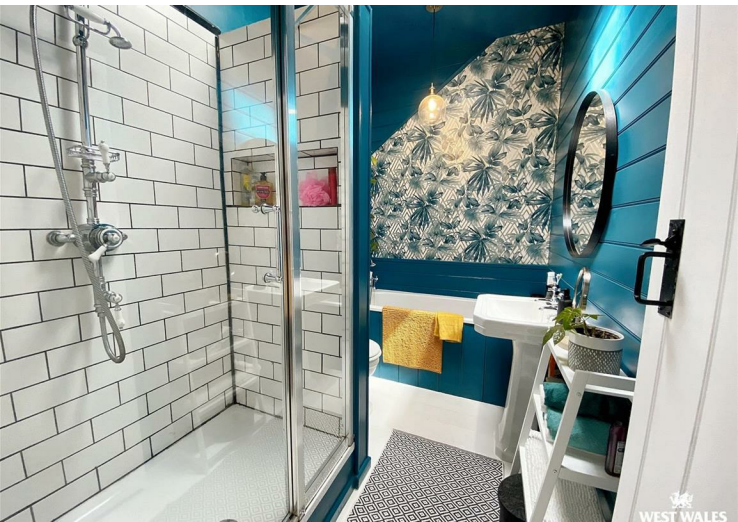
Tucked away in the charming village of Llandilo, Clynderwen, this attractive cottage presents a rare opportunity to acquire a beautifully renovated home that blends character with contemporary comfort.

This immaculately presented property has been thoughtfully refurbished to an exceptional standard, showcasing a high-quality finish throughout. From the tastefully designed interiors to the careful attention to detail in every aspect of the renovation, the home is ready for immediate enjoyment.

The accommodation offers a seamless blend of traditional charm and modern convenience, with stylish fixtures, elegant décor, and a sense of warmth and quality in every room. Whether you're relaxing in the living spaces or preparing meals in the well-appointed kitchen, the home exudes craftsmanship and care.

The layout briefly comprises: Entrance porch complete with coat and shoe storage, a open plan living area with exposed beams and feature log burning stove, leading to the modern kitchen fitted with a range of contemporary units. A cleverly hidden storage cupboard provides ample space for utensils, spices and dry goods. The rear porch provides a useful weather break, and houses a downstairs w/c. Upstairs provides the bathroom with a waterfall shower and bath tub, the master bedroom, and a second bedroom with lovely country views.

Stepping outside, the property continues to impress. The garden is truly a gardener's paradise - a private, tranquil retreat abundant with plants and shrubs. Fruit trees dot the landscape, offering seasonal harvests, while a greenhouse provides the perfect setting for nurturing new growth. There are various seating areas to enjoy the countryside surroundings with family and to entertain guests. Whether you're an experienced gardener or simply someone who appreciates the beauty of a cultivated outdoor space, this garden will undoubtedly captivate. There are also two sheds, one with electric, with electric & multiple water points in the garden.



DIRECTIONS

From the Penblewin roundabout take the A478 signposted Cardigan, pass through Clynderwen, Llandissillio and onto Efailwen turn left at Efailwen signposted Llangolman. Continue along this road for approximately 3 miles passing through the village of Llangolman and continue along the lane until you go over a small bridge. Turn right immediately after the bridge (sign saying dead end) and continue up the hill until reaching the property on the left hand side. WhatThreeWords: drooling.schooling.mull

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