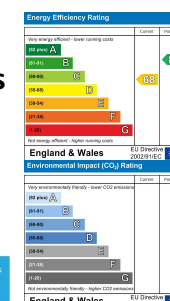


Oakvale Ciffig, Whitland, Carmarthenshire, SA34 0NG

- Detached House
- Master En-Suite And Dressing Room
- Beautifully Presented
- Double Garage
- Rural Views
- Four Double Bedrooms
- Three Reception Rooms
- Solar Panels Providing Low Energy Costs
- Land And Stables
- EPC Rating: D

£650,000

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



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 G
Private drainage
Oil Fired Central Heating

MPO/MPO/OK/06/23

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.

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LARGE DETACHED RESIDENCE POSITIONED WITHIN APPROXIMATELY 4 1/4 ACRES OF LAND, STABLES AND BENEFITING FROM BEAUTIFUL RURAL VIEWS..... Oakvale is situated on the edge of the pleasant Hamlet of Ciffig and within a very short distance to the town of Whitland providing amenities and within easy access to the County towns of Carmarthen and Haverfordwest. The property is extremely well appointed that benefits from solar panels providing low energy costs and offers ample accommodation that briefly comprises: Spacious entrance hallway, lounge, dining room/ snug, garden room, kitchen/diner, utility room, downstairs shower room, four double bedrooms, master en-suite and dressing room/bedroom 5, and family bathroom. Externally: Double garage, ample parking, paddocks, stables and well maintained gardens. EARLY VIEWING IS HIGHLY RECOMMENDED.

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, health and dental centers, 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

Entrance Hallway

Lounge
22'9" x 14'7" (6.949 x 4.450)

Garden Room
19'6" x 11'3" (5.950 x 3.454)

Dining Room/Snug
11'7" x 9'8" (3.546 x 2.949)

Kitchen/Diner
20'9" x 11'8" (6.337 x 3.557)

Utility Room
16'3" x 6'4" (4.957 x 1.954)

Rear Hallway

Shower Room
8'4" max x 5'10" max (2.546 max x 1.780 max)

Internal Double Garage
18'10" x 16'3" (5.758 x 4.967)

FIRST FLOOR

Landing

Master Bedroom
20'10" x 11'7" (6.352 x 3.555)

En-Suite
8'4" x 6'9" (2.565 x 2.061)

Dressing Room/Bedroom 5
16'3" x 12'9" max (4.962 x 3.901 max)

Bedroom
14'6" max x 10'10" max (4.444 max x 3.315 max)

Bedroom
14'7" x 11'6" (4.452 x 3.509)

Bedroom
10'8" x 9'8" (3.257 x 2.960)

Bathroom
9'8" max x 9'0" max (2.971 max x 2.765 max)



DIRECTIONS

From the St John Street in Whitland proceed out of the town over the railway crossing and passing Davies Builders and Riverlea on the right hand side heading towards Tavernspite. Continue a short distance up the hill where Oakvale can be found on the left hand side. Directions via What3words: ///eased.lotteries.herbs

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