



## The Loft Dolwilym Farm, Whitland, SA34 0YR

**£239,950**

This Three Bedroom Semi-Detached Cottage set in the picturesque countryside of Hebron, Whitland, Dolwilym Farm is a delightful property. The property boasts versatile accommodation and has the potential to be utilised as a two bedroom cottage with a one bedroom annexe or with letting potential. The cottage is set against a backdrop of stunning rural scenery, offering a peaceful lifestyle while still being conveniently located for local amenities. The inviting atmosphere of the home is enhanced by its traditional features, which blend seamlessly with modern comforts.



## Entrance Hall



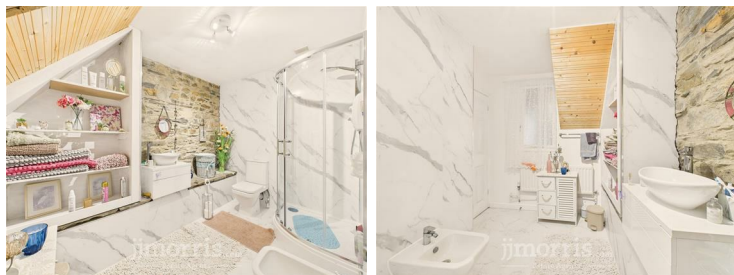
Stairs rising to the first floor, understairs storage, exposed beams, fuse box, exposed stone walls, radiator, wood effect flooring, plumbing for washing machine, door to:-

## Bedroom One



Exposed stone walls, built-in wardrobes, radiator, uPVC double glazed windows, door to:-

## En-Suite



Low flush WC, vanity unit with hand wash basin and mixer tap over, walk-in shower with electric shower and extractor fan over, bidet, part Aqua panel walls, part exposed stone walls, radiator, wooden window, tiled flooring.

## Living Room



Log burner on slate hearth, exposed beams, part uPVC double glazed windows, part wooden windows, radiator, part exposed stone walls.

## Bedroom Two



Exposed beams, radiator, wooden windows.

## Bathroom



Low flush WC, pedestal wash basin, bath with fitted shower hose, heated towel rail, exposed beams, part Aqua panel walls, part exposed stone walls, vinyl flooring.

## Kitchen



Having a range of base units with complimentary worktop surfaces, stainless steel sink and drainer unit, space for dryer, built-in oven and counter top hob, exposed beams, uPVC double glazed windows, part tiled walls, wood effect flooring, built-in storage.

## ANNEXE



## Kitchen/Living/Diner



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, electric oven with extractor fan over, part tiled walls, exposed beams, log burner on a slate hearth, radiators, wood effect flooring.

## Inner Hallway



uPVC double glazed window, radiator, wood effect flooring, doors to:-

## Bedroom



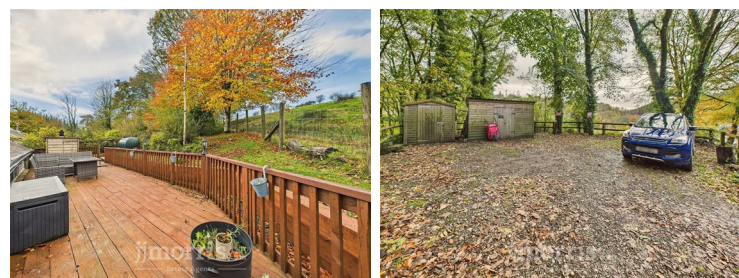
uPVC double glazed window, exposed beam, radiator, wood effect flooring.

## Shower Room



Low flush WC, vanity unit with hand wash basin, walk-in shower with fitted shower, extractor fan, part Aqua panel walls, tiled flooring.

## Externally



The property is approached via a very good stone track to the handful of houses in this little hamlet. There is ample off road parking for two/three cars, two wooden sheds. To the rear is a large decked area together with lawned gardens with an open outlook over farmland.

## Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Private drainage.

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Council Tax: Band B

What3Words: ///monument.left.frail

### **Anti Money Laundering & Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### **Broadband Availability**

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 17mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage

EE Poor to none outdoor

Three Variable outdoor

O2 Poor to none outdoor

Vodafone. Poor to none outdoor

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

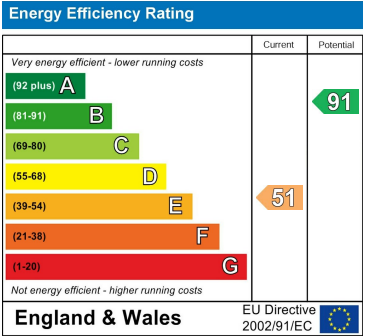
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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