



Awelfryn , Llanboidy, SA34 0DD

**Offers In The Region Of £450,000**

A traditional smallholding with approximately 8 acres of good level grazing land and 1 acre garden, situated in a rural countryside location, near the popular village of Llanboidy. The property boasts an impressive mature garden with large greenhouse, apple orchard, a variety of ornamental trees, hedgerows, colourful plants and productive vegetable garden. There is also a collection of useful outbuildings for general purpose use, plus ample off road car parking space.

Internally the house has lots of charm and character, with ornate tiled flooring, exposed ceiling beams, original panelled doors, fireplaces and much more. There are 3 good size bedrooms plus a box room and bathroom upstairs, whilst downstairs has generous living space with 2 reception rooms, a walk in larder, utility room and farmhouse kitchen. Viewing is a must to appreciate this property and its incredible garden particularly.

### Situation

The property is situated within the rolling West Wales countryside, being rural but not isolated, close to the village of Llanboidy in the predominantly agricultural county of Carmarthenshire. The near by town of Whitland is approximately 5 miles distant and offers a good range of shops, schooling, doctors surgery and train station.

### Accommodation

#### Entrance Hall



Entered by a double glazed front door, with ornate tiled flooring, radiator, stairs rise to first floor, doors open to:

#### Walk In Larder

Fitted with lots of shelving, internal window facing the Utility room.

#### Sitting Room

Ornate tiled flooring, fireplace, double glazed window to front.

#### Living Room



Double glazed windows to front and side, fireplace, radiator.

### Kitchen



Range of fitted wall and base storage units, worktops, single drainer sink, space for oven, exposed ceiling beams, double glazed windows to side and rear enjoying views over the garden, recessed shelving, radiator, door to:

#### Utility

Double glazed windows to rear and side, external double glazed door to rear, storage unit with sink, plumbing for washing machine, exposed ceiling beams, oil fired boiler serving the domestic hot water and central heating.

#### First Floor Landing



Exposed wooden floor, doors open to:

### Bedroom 1



Continuation of exposed wooden flooring, double glazed windows to front and side with countryside views, feature fireplace, radiator.

### Bedroom 2



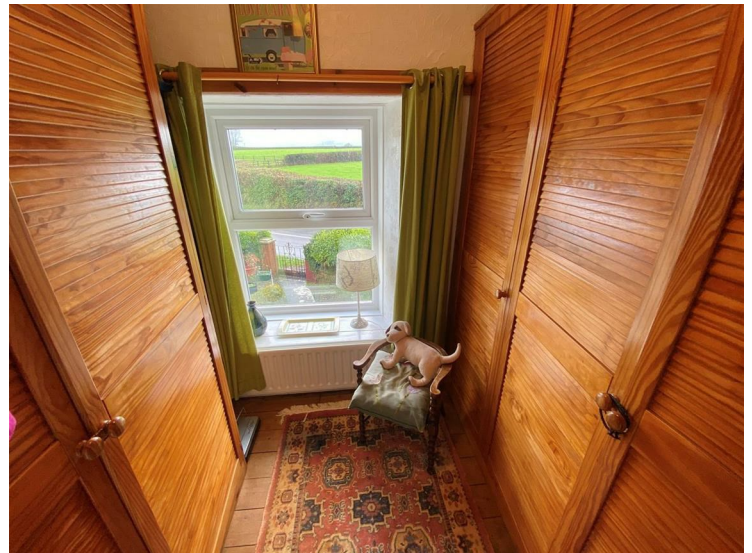
Exposed wooden floor, double glazed window to front with countryside views, feature fireplace, radiator, fitted wardrobes.

### Bedroom 3



Exposed wooden floor, double glazed window to side with countryside views, airing cupboard with hot water cylinder.

### Box Room



Double glazed window to front, radiator, exposed wooden floor, fitted wardrobes, access to loft.

### Bathroom



Comprising a shower tub with electric shower unit over, pedestal wash hand basin, W.C, exposed wooden floor, double glazed window, radiator, part tiled walls.

## Externally



To the front is a low maintenance enclosed gravel garden area and to the side a gated driveway which provides off road car parking space. The outbuildings are found to the side of the driveway. Access is all around the house and leads to the rear, where there is a wonderful large sunny garden bursting with a wide variety of plants, shrubs, fruit bushes and other specimen plants and trees. Pathways continue down the garden to a large apple orchard, holding a varied variety of old fashioned tasty apples. Beyond here is further garden space which has been left idle and gated access leads into the adjoining 8 acre grazing field. Pathways continue to the far side of the garden, under some tall pine trees and lead to yet more garden areas with beech hedging and more specimen trees, like a mini arboretum. In the middle of the garden there is a large modern Greenhouse and seating area.

## The Gardens

### Outbuildings



Found to the side of the drive and providing good general storage use.

## The Land



Approximately 8 acres in size and enjoying gated access from the garden or the side road. The land is clearly marked for identification on our sales brochure and would suit all types of general grazing and hobby farming.

### Utilities & Services

Heating Source: Oil Central Heating.

Services -

Electric: Mains

Water: Mains

Drainage: Private - Cesspool

Local Authority: Pembrokeshire County Council

Council Tax: Band E

Tenure: Freehold and available with vacant possession upon completion.

### Directions

From Narberth, travel east along the A40 until reaching the 2nd Whitland roundabout, turn left here for Llanboidy. Travel for approximately 3 miles until reaching a cross roads. Proceed straight over the property is found on the right hand side, as identified by our JJ Morris for sale sign. Please note all viewings are strictly by appointment only with the selling agent.

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### Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 14mbps download and Superfast 20mbps upload and 80mbps 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 indoor mobile coverage

EE Voice - None & Data - None

Three Voice - None & Data - None

O2 Voice - None & Data - None

Vodafone. Voice - None & Data - None

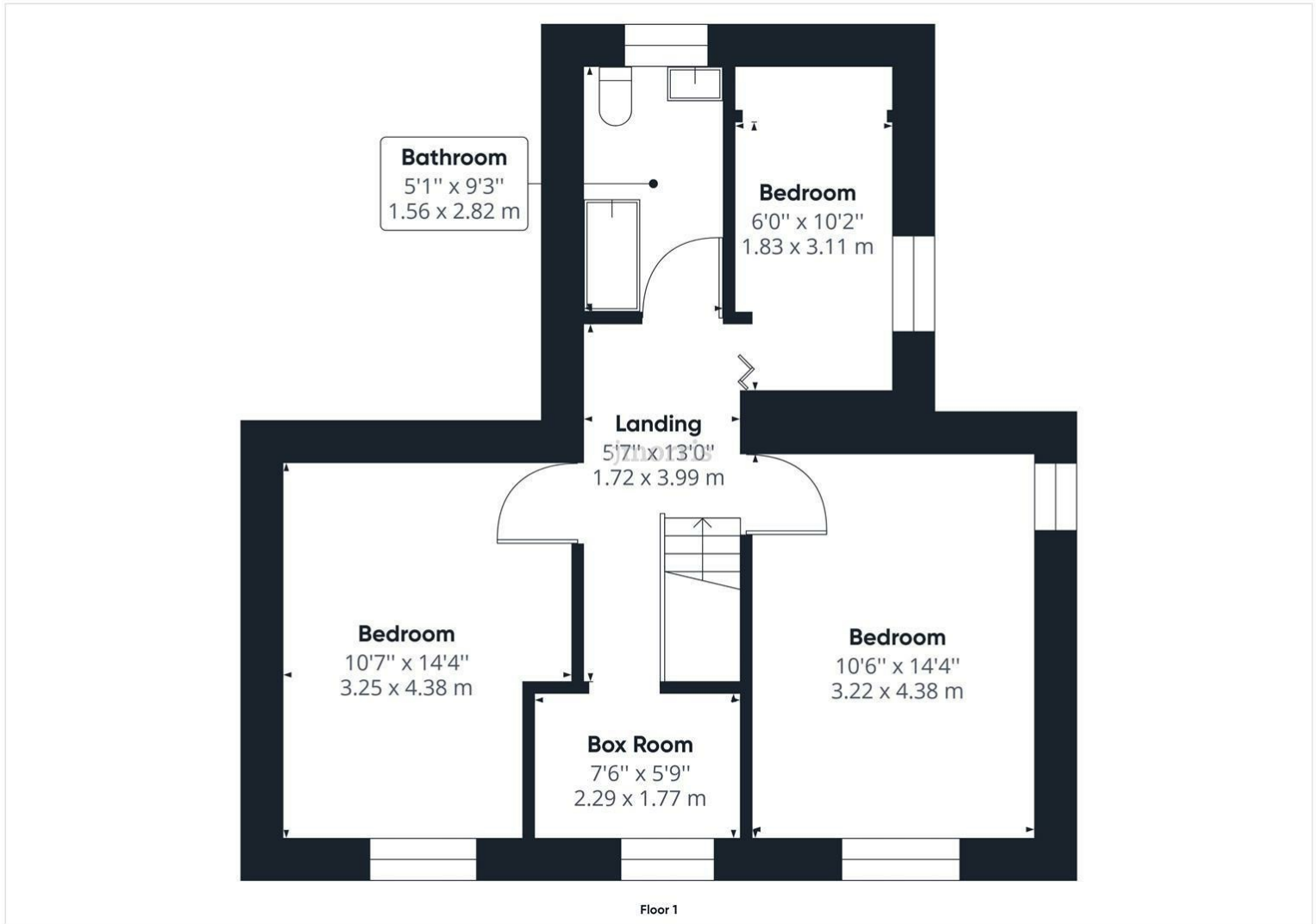
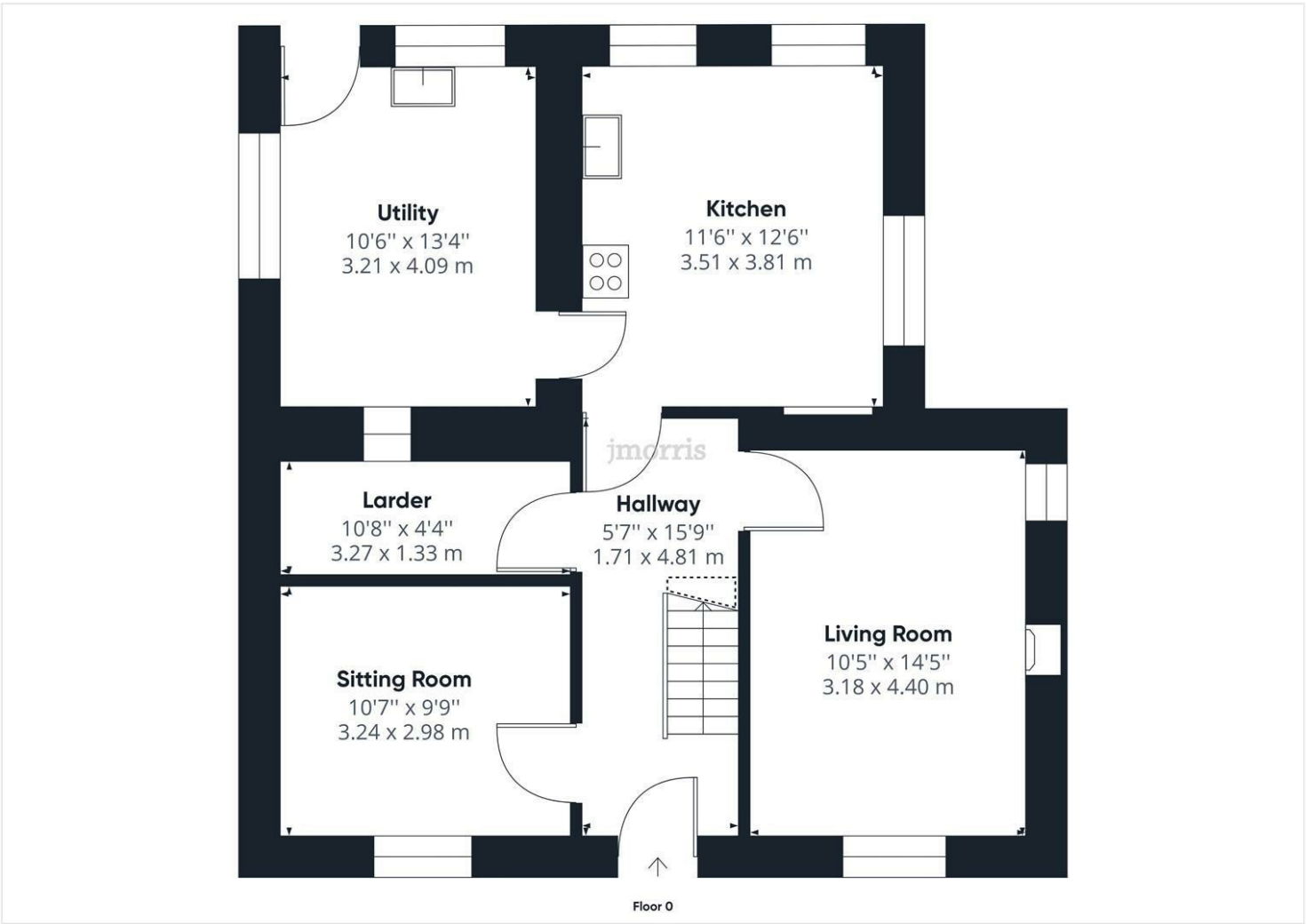
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

### **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.

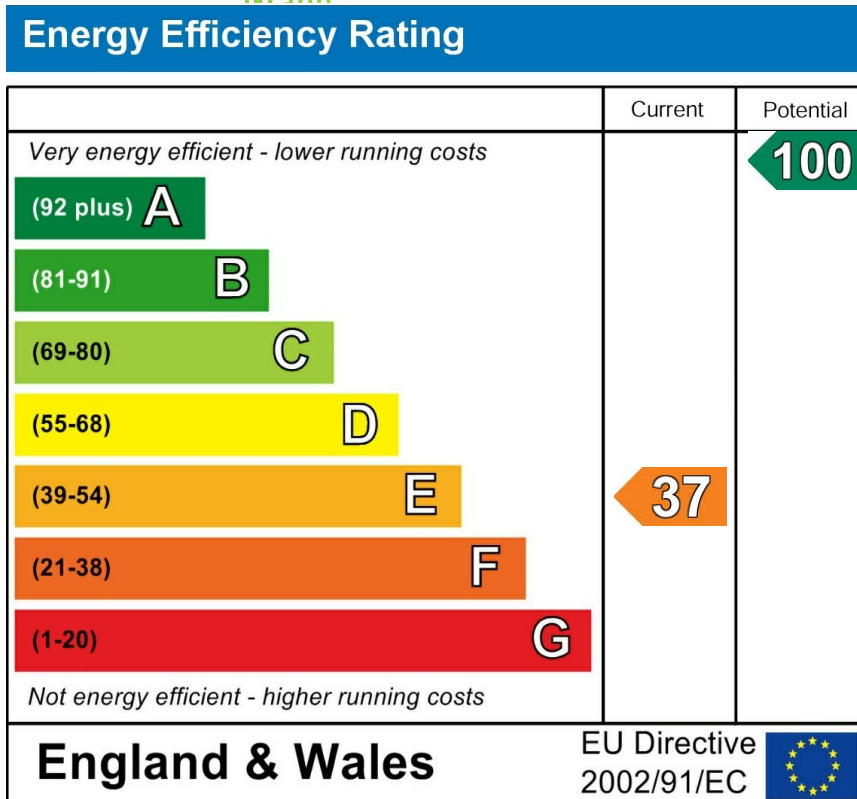
Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.