

# Terry Thomas & Co

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ESTATE AGENTS



## 2 Pen Y Bont, Millbrook

Llanboidy, Whitland, SA34 0EH

Situated in the charming village of Llanboidy, Whitland, this delightful end-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in the heart of the countryside.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs. The location of this home is particularly appealing, as Llanboidy is known for its picturesque surroundings and friendly community. Residents can enjoy the tranquillity of rural living while still being within easy reach of local amenities and transport links. The nearby town of Whitland offers a variety of shops, schools, and recreational facilities, making it a convenient choice for everyday life. This end-terrace house presents an excellent opportunity for those looking to invest in a property that combines charm, practicality, and a sense of community. Whether you are a first-time buyer or seeking a rental opportunity, this home is sure to impress. Do not miss the chance to make this lovely property your own in the idyllic setting of Llanboidy.

Offers in the region of £160,000

# 2 Pen Y Bont Millbrook

## Llanboidy, Whitland, SA34 0EH



Double fronted cottage residence which has had significant refurbishment with new base unit, incorporating a stainless steel central heating and solar paneling, situated on the periphery of the popular village community of Llanboidy. Property has rear garden and also an additional garden on the opposite side of the road that passes through the village.

### Entrance

uPVC door that leads through to a through lounge/dining room, intersected by the staircase that leads to the first floor.

### Lounge/dining room

4.49m x 5.79m

Intersected by open staircase leading to first floor, 2 newly installed panel radiators with grills thermostatically controlled, 2 uPVC double glaze windows to fore. Feature fireplace with pointed stone surround and slate hearth, open doorway through to the kitchen, wood grain effect flooring.

### Kitchen

3.43m x 2.23m

Range of fitted base and eye level units with white door and drawer fronts and a

matt granite effect worksurface over the base unit, incorporating a stainless steel sink. Space for Fridge. Electric cooker point. Ceramic tiled floor. Panelled radiator with grills, thermostatically controlled. uPVC double glazed window to side. Spot lighting. Part glazed door leading through to rear general purpose utility room.

### Utility Room

2.80m (max) x 3.42m

General purpose room. uPVC double glazed door that leads out to the rear garden.

### First floor

First floor landing area doors leading to bedrooms 1 and 2.

### Bedroom 1

4.47m x 2.98m max into recess

Access to loft space. Newly installed panelled radiator, thermostatically controlled. uPVC double glazed window to fore, exposed timber floorboards.

### Bedroom 2

4.48m x 2.76m

Double aspect room with uPVC windows to front and side. Newly installed panelled radiator with grills, thermostatically

controlled. A built in cupboard which houses the unvented pressurised hot water cylinder.

### Rear mezzanine level

### Bathroom

3.47m x 2.2m

Roll top bath with ball in claw feet with chrome mixer shower tap fitment over. Pedestal wash hand basin with tiled splashback and mixer tap fitment. Close coupled economy flush WC. Newly installed panelled radiator with grills, thermostatically controlled. uPVC double glazed window to side and a uPVC double glazed window to rear. Part tiled walls.

### Externally

Property has the benefit of a pedestrian access to the side of the property which leads to the rear garden. Rear garden has variety of shrubbery and foliage throughout and paved patio area with pergola over and a timber garden shed. The Property has a shared access way that leads to the adjoining properties gardens.

The property has the benefit of a very small piece of land across the road





## Floor Plan



**Type:** House - End Terrace

**Tenure:** Freehold

**Council Tax Band:** C

**Services:** Mains water and electric, heat source pump and solar panels.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		81	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC