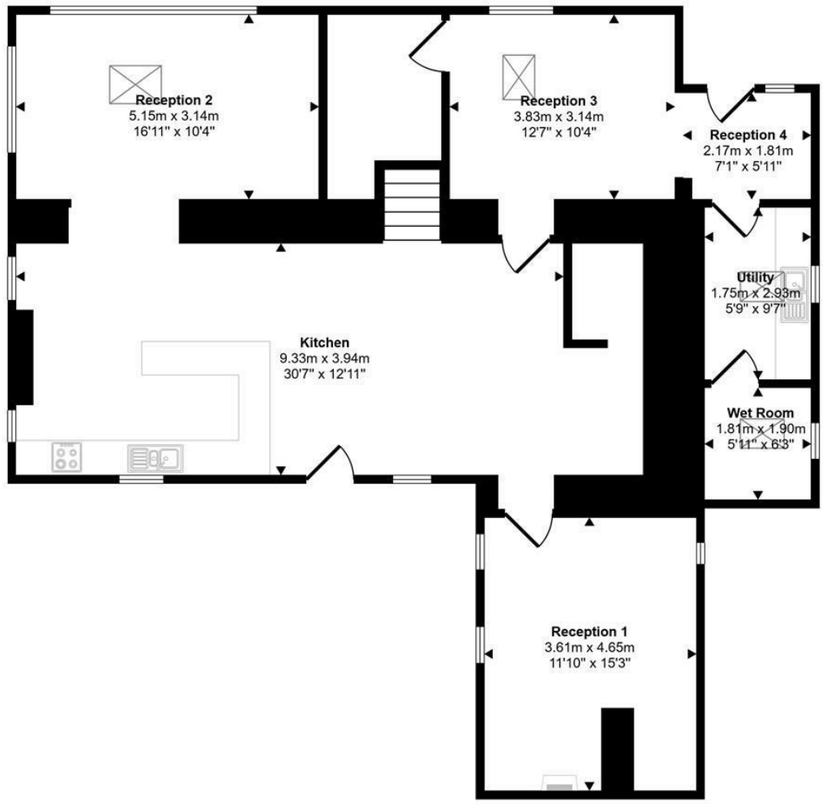


Ground Floor
Approx 123 sq m / 1328 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
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.
TAX:
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

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.

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

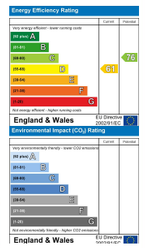
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



Cilherwydd Llanboidy, Whitland, SA34 0ED

- DETACHED HOUSE
- FOUR RECEPTIONS
- APROX 25.9 ACRES PLOT
- OFFROAD PARKING
- EPC
- THREE BEDROOMS
- ANNEX AND SUMMERHOUSE
- COUNTRYSIDE VIEWS
- HOUSE COMPLETELY RENOVATED, UNDERFLOOR HEATING
- HEATING - OIL



£750,000

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile













A stunning and beautifully renovated detached country home set within approximately 25.9 acres of land, enjoying a private rural setting and beautiful far-reaching countryside views in Llanboidy.

The main house has been renovated throughout, creating a characterful and beautifully presented home with three bedrooms and three reception rooms. The accommodation offers a wonderful balance of traditional country living and modern-day comfort, with versatile rooms suited to family life, entertaining and home working, also underfloor heating on the ground floor.

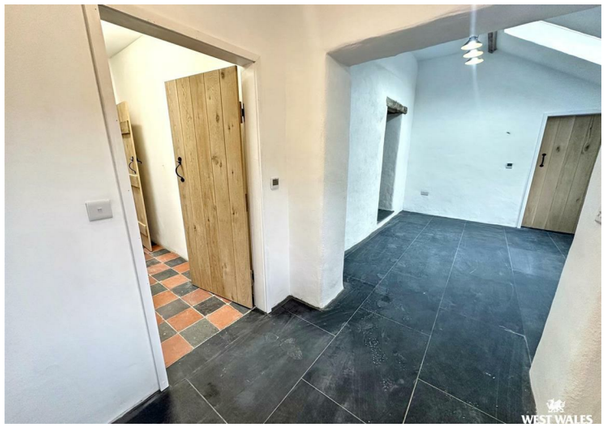
A particular feature of the property is the wealth of additional accommodation and outbuildings, offering an exceptional degree of flexibility. There is a separate two-bedroom lodge, ideal for guests, extended family, holiday letting or generating an additional income.

The property also benefits from a garage/workshop, offering an excellent space for storage, hobbies, machinery or a business venture, together with a separate summer house, perfectly positioned to make the most of the peaceful surroundings and countryside setting.

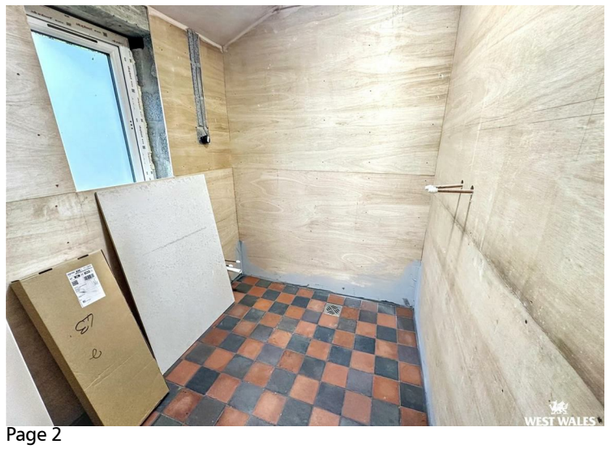
The land extends to approximately 25.9 acres, with around 19 acres of grassland currently rented to neighbouring farms for livestock grazing and hay production. The remainder is woodland, adding to the property's privacy, character and natural appeal, while providing opportunities to enjoy the land for recreation and leisure.

Outside, there is ample off-road parking together with extensive grounds and land, creating a rare opportunity to enjoy a genuine country lifestyle with considerable freedom and flexibility.

This is a truly special rural holding, combining a beautifully renovated country home with a separate two-bedroom lodge, The Mina House, garage/workshop, summer house and approximately 25.9 acres of grassland and woodland. Offering multiple accommodation options, existing land use and excellent potential for additional income.











DIRECTIONS

From our office in Dark Gate Carmarthen, Leave Carmarthen and join the A40 westbound, following signs for St Clears / Haverfordwest / Fishguard. Continue on the A40 for roughly 14 miles until the large roundabout. Take the second exit, remaining on the A40 toward Haverfordwest/Fishguard. After about 3 miles, take the exit from the A40 signposted Llanboidy. Follow the road uphill toward Llanboidy for approximately 2½ miles. What3words: ///expect.ordinary.autumn

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