



The Loft, Dolwilym Farm – SA34 0YR

Whitland

£239,950



The Loft

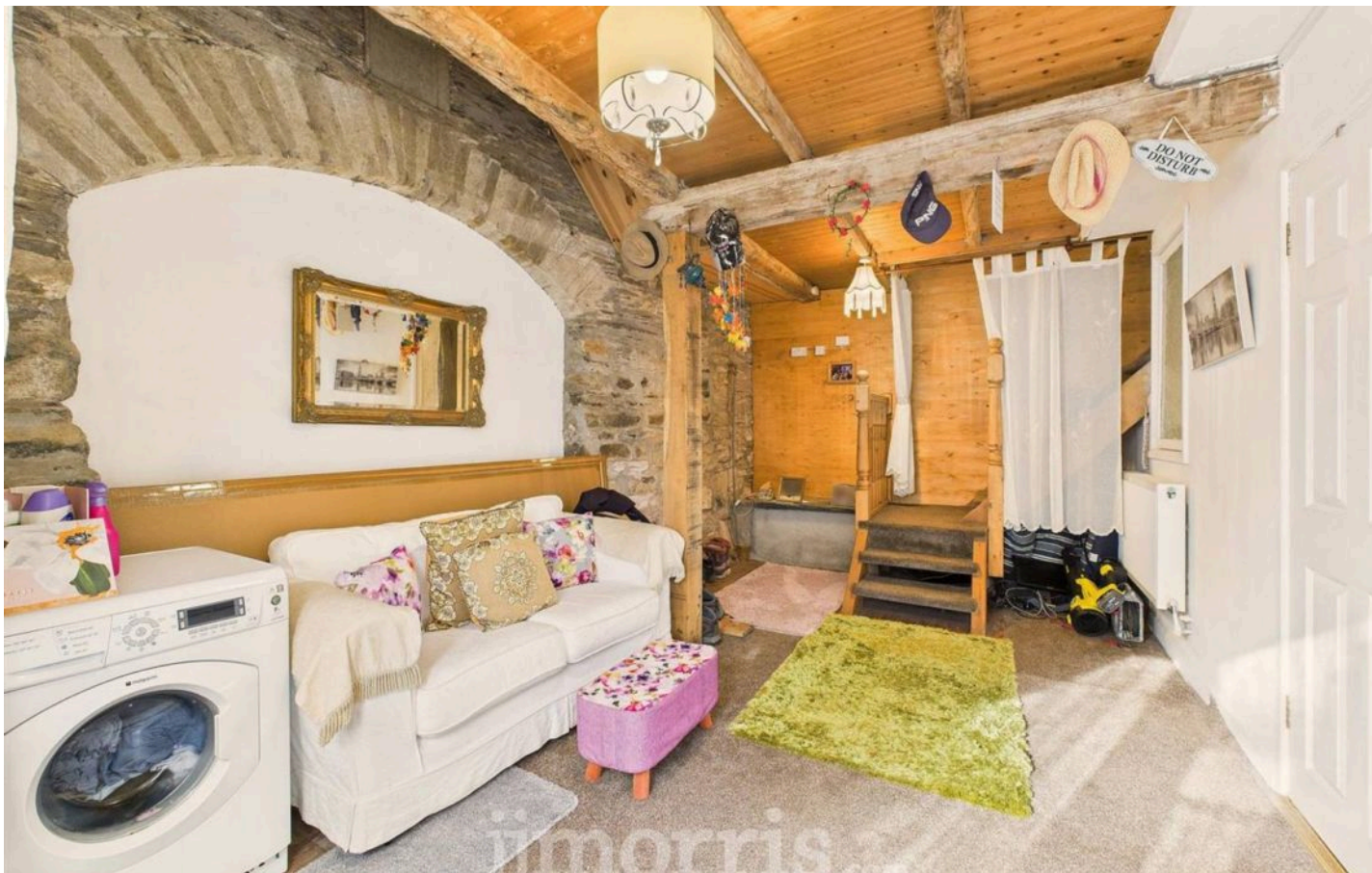
Dolwilym Farm, Whitland

Council Tax band: B

Tenure: Freehold

- Versatile Layout – Ideal for Multi Generation Living or Income Stream.
- EPC Rating F
- Ample Parking for 2/3 Cars .
- Council Tax Band B
- Set in the picturesque countryside of Hebron, Whitland.
- This Three Bedroom Semi-Detached Cottage.





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

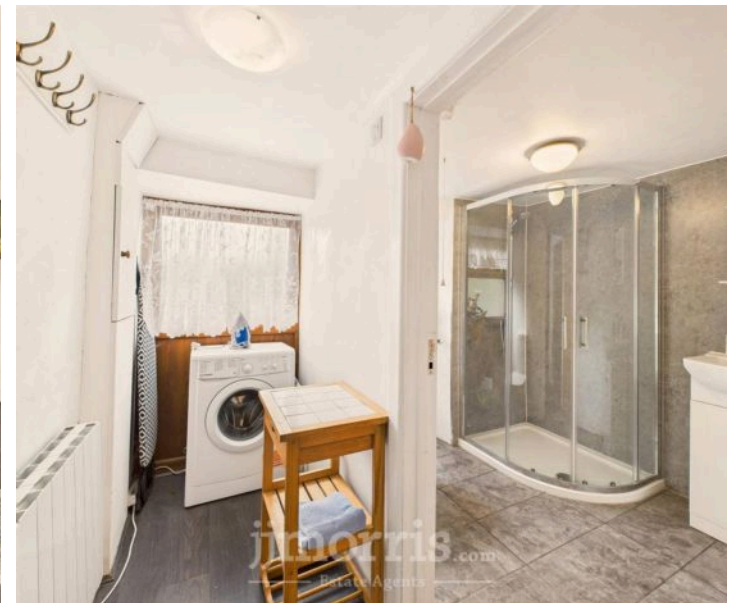
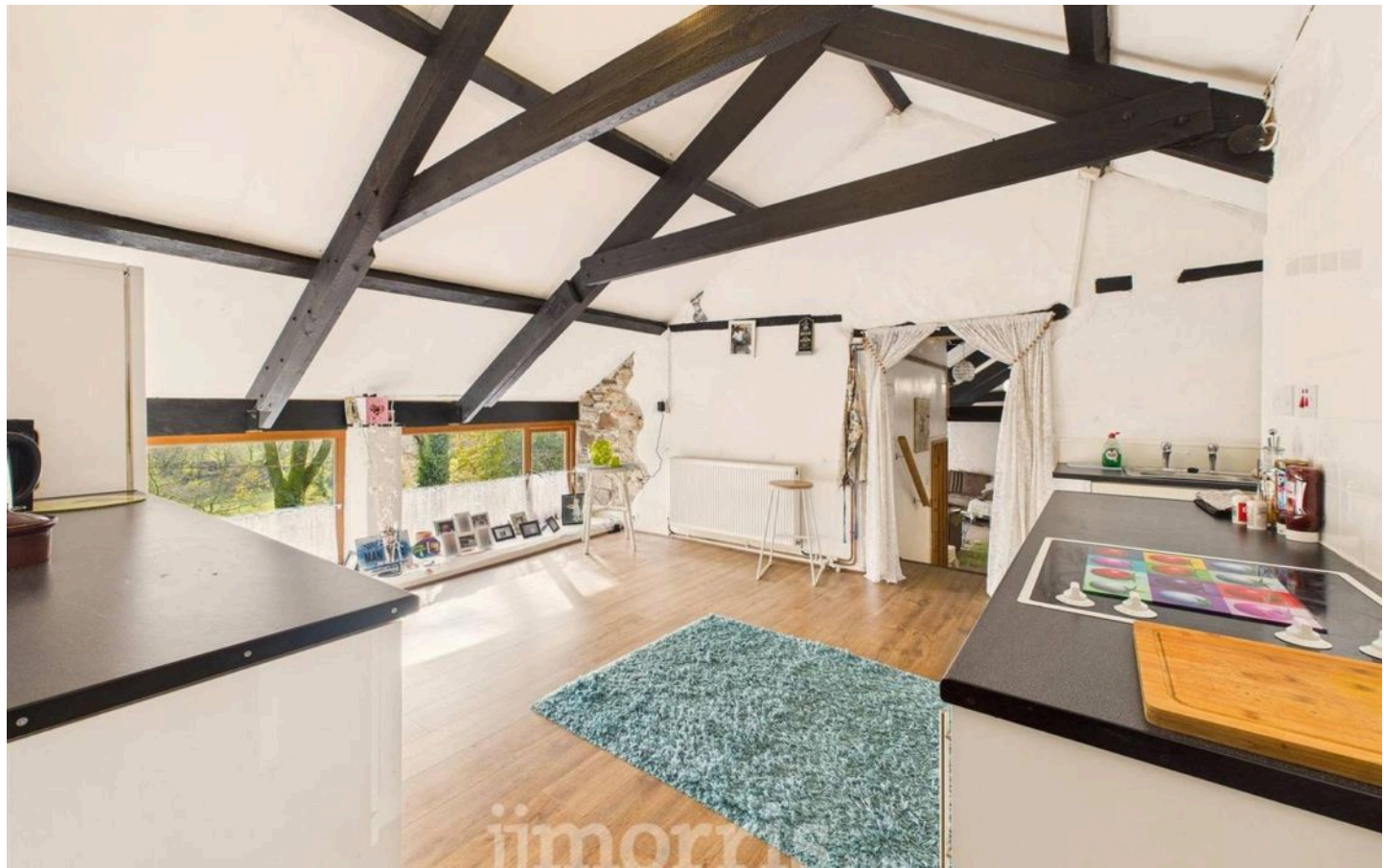
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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 0

Approximate total area⁽¹⁾

73.7 m²

791 ft²

Reduced headroom

0.9 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ORAFLE 360



Floor 1

Approximate total area⁽¹⁾

73.5 m²

791 ft²

Reduced headroom

4.3 m²

46 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ORAFLE 360



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