

Greenhill, Llanboidy, Carmarthenshire SA34 0EL

Private Treaty £229,950 Freehold

FOR SALE | AR WERTH



## Description

Swift Property Services are pleased to offer Greenhill on the market for sale. Greenhill is a spacious, characterful, three bedroom semi-detached house situated in the quiet, countryside village of Llanboidy, Carmarthenshire. The property is situated approximately six miles from the towns of St Clears and Whitland. The county town Carmarthen can be found approximately fifteen miles east of the property. This attractive, stone faced property which was formerly the village Police station, benefits from many character features including beams, high ceilings (approx 2.71m ground floor), fireplaces and more. The accommodation is set over two floors with the ground floor comprising of a large living room, kitchen / diner, bathroom and rear hall with storage cupboard. The first floor comprises of a landing leading to three double bedrooms, airing cupboard and a fixed ladder leading to an attic space. Externally there is off road parking to the fore, enclosed rear garden and shed. Electric heating. Multi fuel stove. Council tax band D. EPC D / 55. Windows and external doors are uPVC double glazed throughout with majority installed in 2022 and the remainder in 2019. Please contact Swift property Services for viewings on 01267231394 / [info@swiftpropertyserices.co.uk](mailto:info@swiftpropertyserices.co.uk)



## Rooms & Descriptions

Location: Llanboidy is a rural village situated approximately six miles north of St Clears and Whitland. The county town of Carmarthen is situated approximately fifteen miles North West of the property.

### Ground Floor:

Living Room: *5.53m (18'2") x 4.40m (14'6")* Access to fore via a modern, uPVC double glazed door. uPVC double glazed sash window to fore. Electric "Farho Xana Plus" heater. "Villager Arada" Stove. Stone and brick fireplace. Slate and brick hearth. Slate mantle piece. Wood effect laminate flooring. Meter Cupboard. Alcoves. Staircase to first floor. Opening to small rear hall.

Rear Hall: Opening to Living Room, Doors to kitchen / diner, bathroom and storage cupboard. Wood effect flooring. Fire Angel smoke detector.

Kitchen/Diner: *4.79m (15'9") x 4.44m (14'7")* Feature stained glass door to rear hall. uPVC part double glazed stable door to rear garden. Large uPVC double glazed window to rear elevation. Exposed Wooden beam. Range of painted base units. Combination of wood effect and slate tiled flooring. Slate window sill. Tiled hearth. Part tiled walls. Vintage, ceiling based, pulley clothes airer. 2 x Farho Xana Plus 2 electric radiators with built in thermostats. 1.5 sink and drainer. Stainless steel "Deva" mixer tap. Rangemaster Classic 110 electric cooker. Samsung RB29 fridge freezer with integrated water dispenser. Beko washing machine. Microwave. Toaster. Dining set including table, chairs and bench.

Bathroom: *2.04m (6'9") x 2.96m (9'9")* Former Police station cell with curved ceiling. Feature wooden door to rear hall. Freestanding roll top bath with mixer taps and shower head. Wash hand basin. WC. Towel radiator with thermostat. Wood effect Tiled flooring. uPVC double glazed window to rear elevation.

### First Floor:

Landing: Doors to bedrooms 1,2 & 3. Stairs down to ground floor living room. Fixed ladder to Attic space. Airing cupboard housing hot water tank. uPVC double glazed window to side Elevation. Wood floor. Fire Angel smoke detector.

Bedroom 1: *4.60m (15'2") x 3.56m (11'9")* Door to landing. Wood floor. Electric Farho Xana Plus radiator. uPVC double glazed sash window to fore. Exposed beams. Fireplace.

Bedroom 2: *3.03m (10'0") x 3.51m (11'7")* Door to landing. Wood floor. Electric Farho Xana Plus radiator. uPVC double glazed sash window to fore. Exposed beams. Fireplace.

Bedroom 3: *2.56m (8'5") x 4.64m (15'3")* Door to landing. Wood floor. Electric Farho Xana Plus radiator. uPVC double glazed window to rear elevation. Exposed beams. Fireplace.

Attic space: *4.39m (14'5") x 4.59m (15'1")* Ladder down to first floor landing. Two velux windows. Boarded. Door to further storage area.

Externally: Off road parking for one vehicle to fore. Enclosed rear, stone walled patio garden approx 7 x 5.86m. Wooden borders. Easterly aspect. Access to Stone shed. (We have been advised that the access to the shed is currently being transferred over to Greenhill, therefore it will be included in the sale and title).

Services: Mains electricity (heating), water and sewerage. Secondary heating in the form of a Solid fuel stove. The electrics were certified with a DEICR issued in 2019. The stove was professionally swept and certified in October 2020.

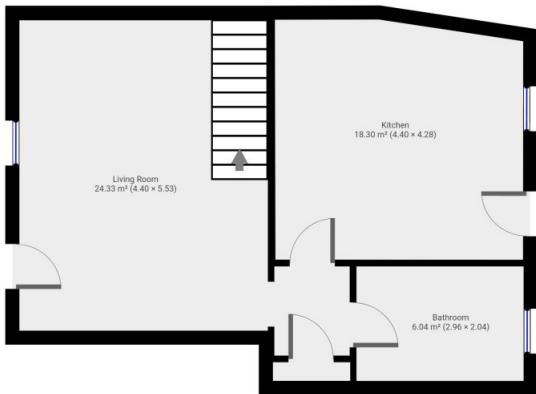
Tenure: Freehold. Please note: This property is subject to a flying freehold.

Local Authority: Carmarthenshire County Council - Band "D".

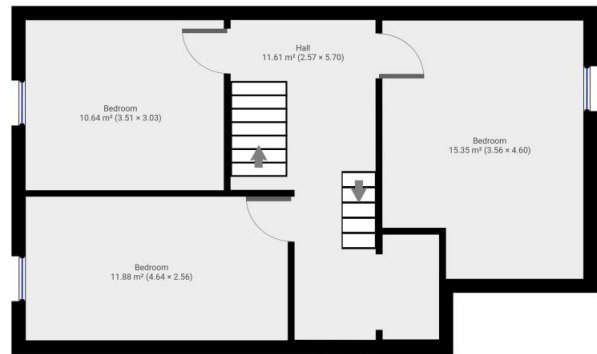
EPC: D / 55

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) for any enquiries or viewing requests.

## Floor Plan



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## Property Features

- Garden
- Chain Free
- Semi-Detached
- 3 Bedroom
- Rural
- Off road parking
- Character Features

## EPC Certificate

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

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983