



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.

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.

COUNCIL TAX: Band 'C'

HEATING: Gas

ref: CF/ LLE/ MAY/ 25/Ok EJL

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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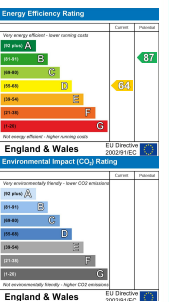


16 St Marys Street, Whitland, Carmarthenshire, SA34 0PY

- MID TERRACE HOUSE
- OPEN PLAN LIVING/DINER
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- ON STREET PARKING
- THREE BEDROOMS
- NO ONWARD CHAIN
- COURTYARD GARDEN
- UPVC DOUBLE GLAZING
- EPC RATING: D

Offers In Excess Of £180,000

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



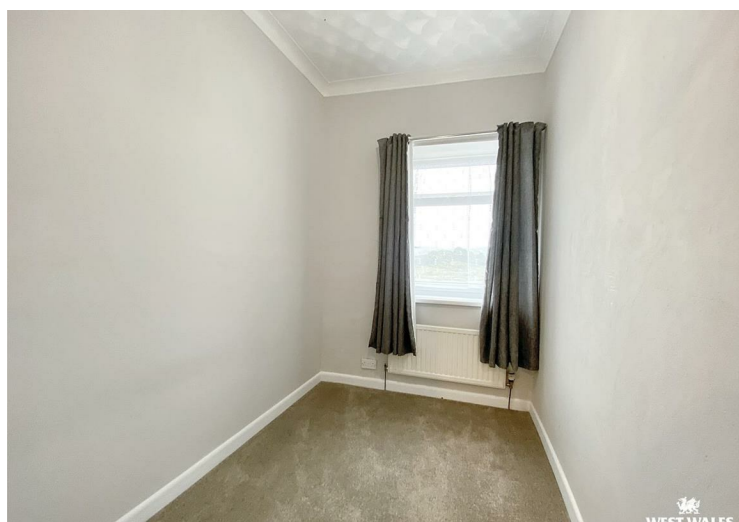


A great opportunity to acquire a well-presented mid-terrace house, situated on St Marys Street, in the heart of Whitland. Within walking distance to the variety of local shops the town has to offer, there is also easy access to public transport links. With the added appeal of No Onward Chain, the property would make a brilliant investment or first-time buy. Viewing is highly recommended!

The ground floor accommodation comprises; entrance hallway, open plan living/dining room, and the kitchen which is fitted with a range of modern appliances. The first floor provides a family bathroom featuring a roll top bathtub, and three bedrooms. The property has been re-decorated and re-carpeted in April 2024 and benefits from UPVC double glazing and gas central heating.

Externally, the property offers a low maintenance courtyard garden, which provides a great space for outside seating and also benefits from rear access. There is also on street parking available in front of the property.

Whitland is a small town situated approximately 15 miles from Carmarthen. The town borders the river Taf, and the county of Pembrokeshire. The Taf can be fished with a permit, available locally. Whitland is fortunate to have its own railway station right in the town, with direct links to London, and the north, as well as local services. Whitland has 2 thriving schools, Post Office, shops, businesses, 3 pubs, cafe, and a restaurant just outside the town. Whitland also has the well known Hywel Dda interpretive centre, and just outside the town is Whitland Abbey, which can be seen by using the many footpaths that surround Whitland, especially the famous Landsker line.



DIRECTIONS

From Carmarthen take the A40 towards Whitland. At Llanboidy Road Roundabout, take the 1st exit onto Spring Gardens/B4328. Continue onto Market Street and take a left onto St Marys Street. The property will be on the right hand side.

What/Three/Words:///wells.reduction.testers

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