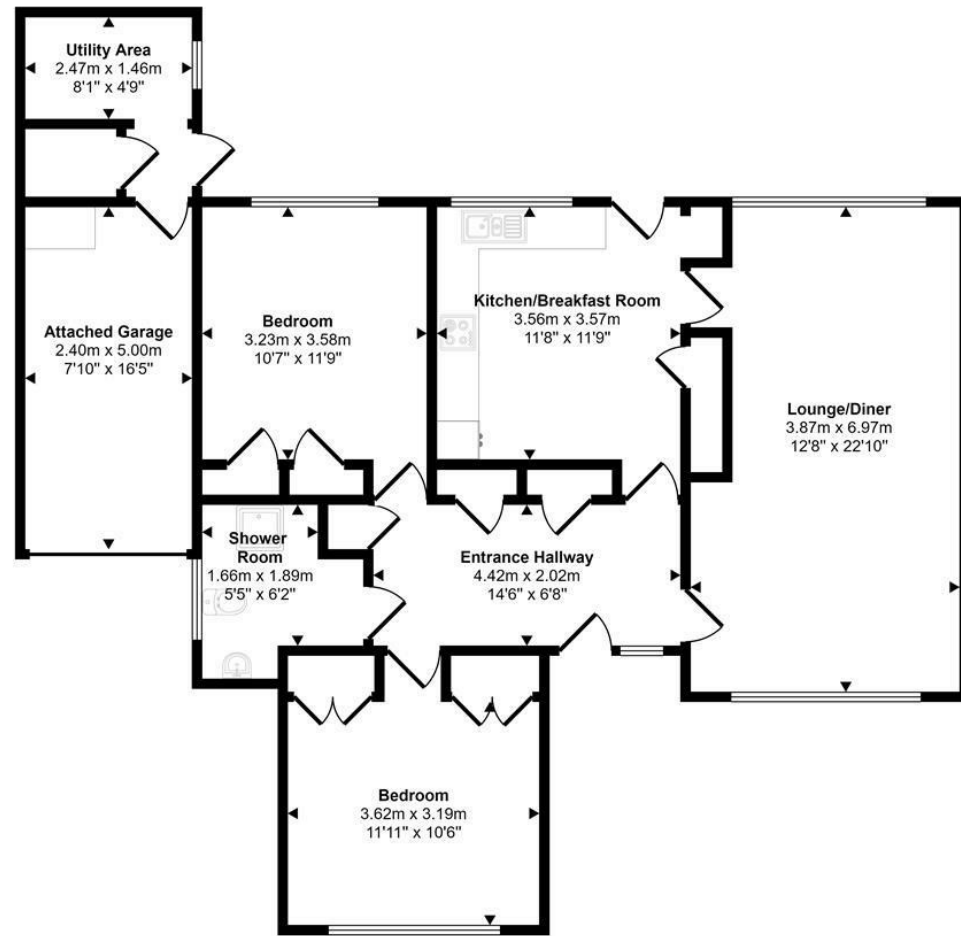


Approx Gross Internal Area  
107 sq m / 1147 sq ft



Floorplan

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.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised FREEHOLD

Tax: Band D

Gas Central Heating

MPO/MPO/OK/11/23

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67

7PL

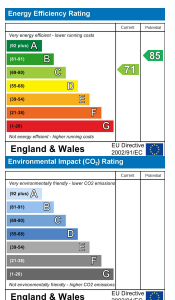
EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900



### Rivelyn Trevaughan, Whitland, Carmarthenshire, SA34 0QL

- Detached Bungalow
- Gas Central Heating
- Front And Rear Gardens
- Ample Parking
- EPC Rating: C
- Two Double Bedrooms
- Well Presented
- Garage
- Viewing Recommended



Offers In The Region Of £295,000

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



Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL  
EMAIL: narberth@westwalesproperties.co.uk TELEPHONE: 01834 860900

**The Agent that goes the Extra Mile**







**NO FORWARD CHAIN.....** Rivelyn is an exceptionally well presented two double bedroom bungalow that offers deceptively spacious accommodation and benefits from no forward chain. The property is situated on the edge of the market town of Whitland and within easy access to shops, schools, railway station, health and dental centres. The property briefly comprises: Entrance hallway, lounge/diner, kitchen/breakfast room, two double bedrooms, utility and shower room. Externally: Front and rear gardens, garage and driveway parking.

**LOCATION:**  
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.

- ENTRANCE HALL**
- LOUNGE/DINER**
- KITCHEN/BREAKFAST ROOM**
- BEDROOM**
- BEDROOM 2**
- BATHROOM**
- GARAGE**
- UTILITY AREA**



**DIRECTIONS**  
From St Johns Street in Whitland continue over the railway crossing and pass Davies Builders and Velfrey road on the right. Continue for approximately 300 yards until reaching the property on the left hand side denoted by our For Sale board.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.