

**25 West Over Park West Street, Whitland, Carmarthenshire, SA34 0AH**

- Newly Built Development
- Two Bedrooms
- Walk-in Wardrobe
- Close To Amenities
- Beautifully Presented
- Park Home
- Master En-Suite
- Low Maintenance Garden
- Pleasant Location
- EPC Rating: Exempt

**Price £155,000**



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

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances  
Tenure: GOVERNED BY THE MOBILE HOMES ACT  
We are advised Tax: Band A  
We have been advised by the vendors that the:  
CHARGES  
Ground Rent & Water is £188.00 per Month.  
The Gas & Electric is Approx £70.00 per Month  
Council Tax for a Couple is £118.00 per Month  
We have been advised that the property has been fully insulated on the exterior with a 25 year warranty.

MPO/MPO/OK/07/22

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.

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

TELEPHONE: 01834 860900

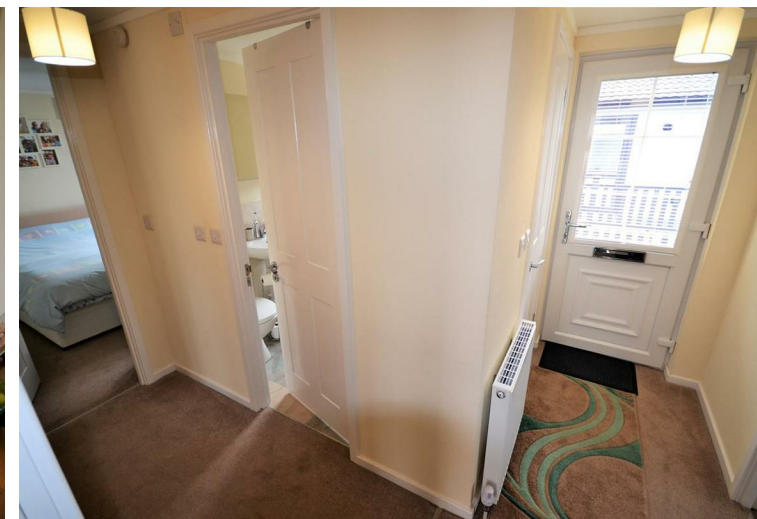


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**The Agent that goes the Extra Mile**







**WEST OVER PARK.....**An opportunity to acquire a newly built park home situated in the market town of Whitland providing everyday amenities and daily necessities. The site is to consist of approximately 48 two bedroom homes that have luxurious fixtures and fittings and offer deceptively spacious living accommodation. The property has attractively designed detached bungalow style features, set in a private estate for the 45 years of age plus and has been designed to offer a way of life to the retired and semi-retired population. Briefly comprising: Lounge/diner, kitchen, two double bedrooms (Master En-suite and walk-in wardrobe) and bathroom. Externally: Low maintenance garden 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 Hallway**

**Walk-in Wardrobe**

**L Shape Lounge/Diner**

5'5" x 4'1" (1.662 x 1.258)

18'10" max x 13'11" max (5.760 max x 4.263 max)

**Bedroom**

9'6" max x 9'6" (2.913 max x 2.896)

**Kitchen**

12'2" max x 9'1" max (3.732 max x 2.783 max)

**Bathroom**

5'9" x 5'7" (1.769 x 1.721)

**Master Bedroom**

9'1" x 8'5" (2.785 x 2.580)

**En-suite**

5'5" x 4'8" (1.662 x 1.429)



**DIRECTIONS**

From the town of Narberth get onto the A40 and head towards Whitland passing through Llanddewi Velfrey. At the roundabout take the second exit into Whitland. Continue along this road for approximately 200 yards where the site can be found on the right hand side. Enter the site and turn right and then left, proceed along until reaching number 25 on the right hand side.

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