



Approx Gross Internal Area 147 sq m / 1585 sq ft



Bedroom 2.70m x 2.33m 8'10" x 7'8"

Bedroom 3.77m x 3.56m 12'4" x 11'8"



01834 860900 www.westwalesproperties.co.uk





1 Police Houses Spring Gardens, Whitland, Carmarthenshire, SA34 0HP

- Three/Four Bedroom House
- **Good Size Gardens**
- **Gas Central Heating**
- Centrally Located Between Carmarthen & Short Drive To Local Beaches Haverforwest
- **Early Viewing Recommended**

Offers In The Region Of £280,000 COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

aea | propertymark

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

The Propert Ombudsmai

Kitchen/Diner 4.30m x 6.42m 14'1" x 21'1" Utility Room 2.27m x 4.41m 7'5" x 14'6" Entrance Hallway 2.85m x 3.20n 2.66m x 2.22 8'9" x 7'3 3.19m x 4.01m 10'6" x 13'2" Lounge 4.07m x 3.68m 13'4" x 12'1" Ground Floor Approx 101 sq m / 1090 sq f

First Floor Approx 46 sq m / 495 sq ft

Bedroon

3.74m x 4.03m 12'3" x 13'3"

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are ap ility is taken for any error, omission or mis-statement. Icons of items such as bathr may not look like the real items. Made with Made Snappy 36

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances Tenure: FREEHOLD Tax: Band D Gas Central Heating. Mains Drainage

MPO/MPO/OK/04/24

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

The Agent that goes the Extra Mile

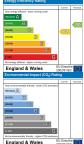






- Well Presented
- Garage & Driveway Parking For Four Cars
- Close To Amenities

• EPC Rating: D

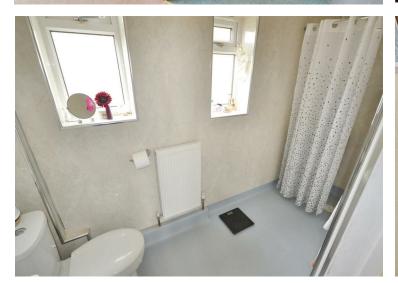


f















6



1 Police House is a well presented three/four bedroom house offering ample family accommodation, with a good size, well maintained, enclosed garden, garage, and parking for four cars. The property is positioned on the edge of the small town of Whitland providing shops, schools, railway station, health and dental centres and within easy commuter distance to the County towns of Carmarthen, Haverfordwest and local beaches. The property has been loved over previous years as a family home, early viewing is highly recommended to appreciate this substantial family home. The accommodation offers flexible living options that briefly comprises of: Entrance porch, entrance hallway, lounge, dining room/ground floor bedroom, kitchen/diner, utility room, study, ground floor shower room. On the first floor are three bedrooms and a shower room. Externally: Ample driveway parking, garage and well maintained, front and rear gardens. Early viewing is highly recommended to appreciate this outstanding property

LOCATION:

Shower Room

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.

Porch	FIRST FLOOR
Entrance Hallway	Landing
Inner Hallway	Bedroom
Lounge	Bedroom
Dining Room/Bedroom	Bedroom
Kitchen/Diner	Shower Room
Utility Room	
Study	

DIRECTIONS Whitland Abbey From the St Clears roundabout continue on the A40 towards Whitland. At the next roundabout take the first exit into Whitland. Continue along the road until reaching the property on the right hand side. Whitland Trevaughan See our website www.westwalesproperties.co.uk in our TV channel to LLWYN-Y-BRAIN view our location videos about the area. Google Map data @2

Page 2