

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: FREEHOLD

Tax: Band E

Mains Gas

Solar panels providing low energy costs (Please be advised that the solar panels are leased by a panel provider)

MPO/MPO/OK/06/24

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

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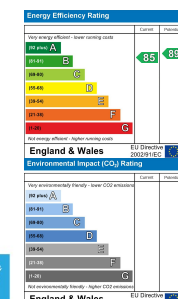


35 Trevaughan Lodge Road, Whitland, Carmarthenshire, SA34 0QF

- Detached House
- Two Reception Rooms
- In Need Of Modernisation
- Front & Rear Garden
- Gas Central Heating
- Four Bedrooms
- Conservatory
- No Forward Chain
- Garage & Driveway Parking
- EPC Rating: B

£305,000

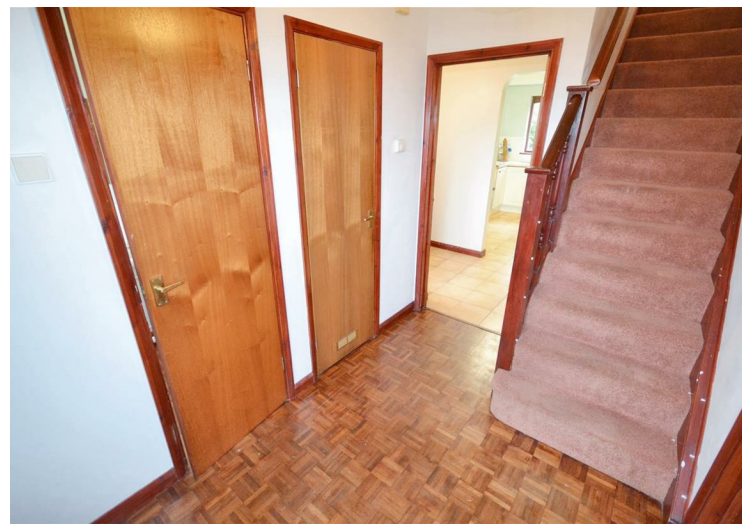
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The Agent that goes the Extra Mile





Situated in the town of Whitland early viewing is highly recommended to appreciate this four bedroom detached house offering ample family accommodation and positioned on a small development. Although in need of modernisation the property benefits from no forward chain and solar panels providing low energy costs. The accommodation briefly comprises: Entrance hallway, cloakroom, lounge, dining room, conservatory, kitchen, utility area, four bedrooms (Master en-suite) and family bathroom. Externally: The established garden to the rear has various trees and shrubs, there is a patio area and a stream that surrounds the garden. To the front of the property is driveway parking and an attached garage.

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

Cloakroom

Lounge

Dining Room

Conservatory

Kitchen

Utility Area

FIRST FLOOR

Bedroom

En-suite

Bedroom

Bedroom

Bedroom

Bathroom



DIRECTIONS

From Narberth head out on the A40 passing through Llanddewi Velfrey and continue until reaching the roundabout. Take the second exit and enter the town of Whitland. Take the second turning on the right onto St John Street. Continue along St John Street passing the shops on the left and right and over the railway crossing. Continue along this road until you see the sign for Trevaughan Lodge road on the right. Turn right into Trevaughan Lodge Road and continue along until reaching the property on the right hand side.

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