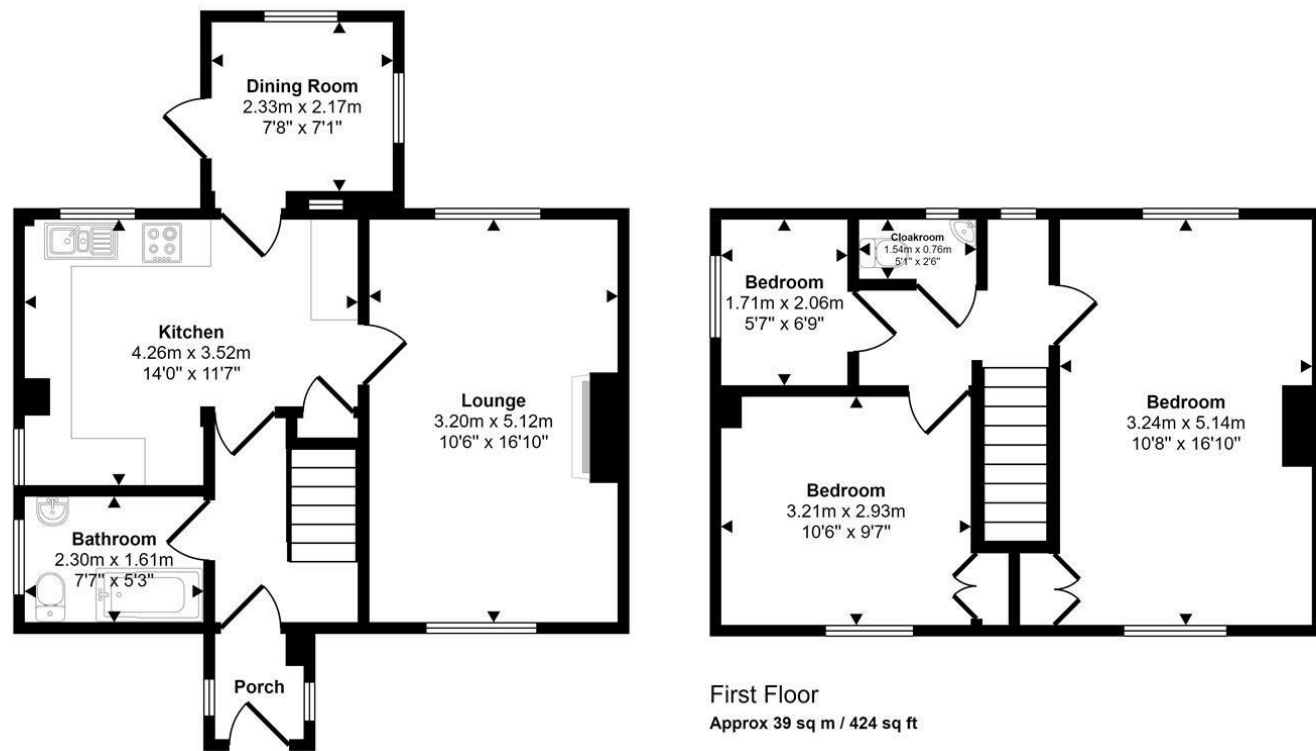


Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft

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
 Council tax band B
 Gas Central Heating

MPO/MPO/OK/09/24

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.

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

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

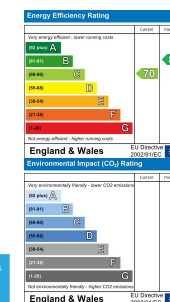


25 Bryngwenllian, Whitland, Carmarthenshire, SA34 0DA

- Semi - Detached House
- Three Bedrooms
- Well Maintained Garden
- Rural Views
- Gas Central Heating
- Two Reception Rooms
- Well Presented
- Driveway Parking
- Close To Amenities
- EPC Rating: C

£200,000

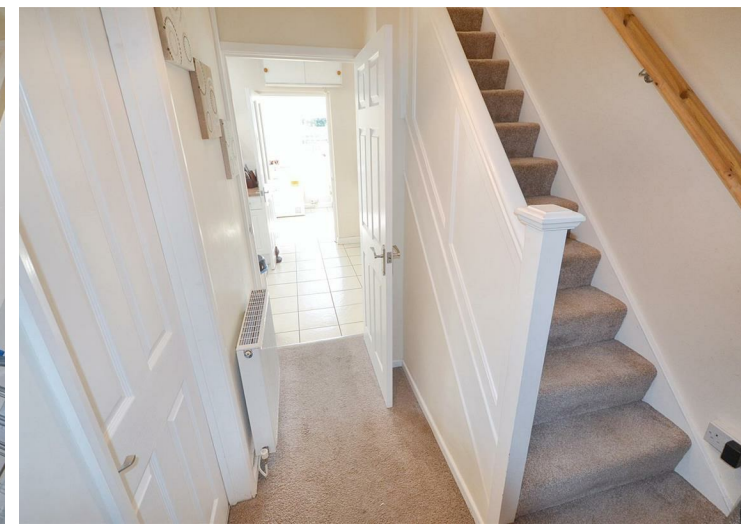
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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

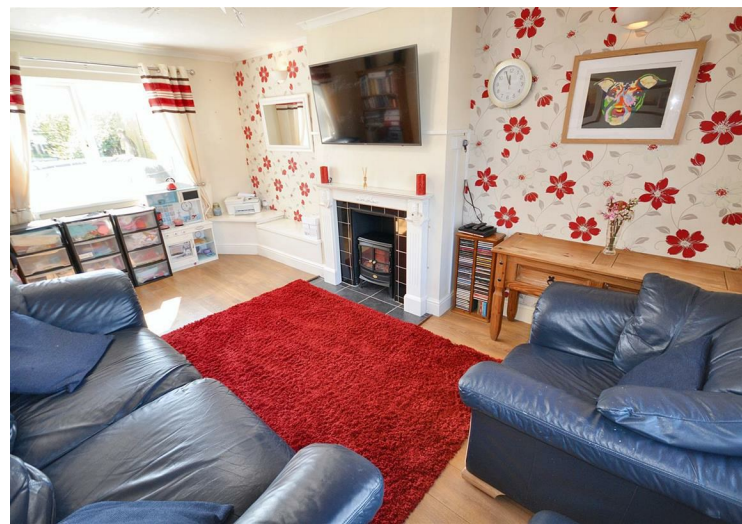
The Agent that goes the Extra Mile





Presenting a three bedroom semi detached house that has undergone considerable modernisation over the years, positioned in a cul-de-sac location in the former market town of Whitland and central for easy commuter distance for the County towns of Carmarthen and Haverfordwest. The property is extremely well appointed offering ample accommodation that briefly comprises: Entrance hallway, lounge, kitchen/breakfast room, dining room, three bedrooms, bathroom and cloakroom. Externally: Generous size, well maintained garden with gardens sheds and spacious decked patio area taking full advantage of the rural views. 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.



- | | |
|-------------------------|--------------------|
| Porch | FIRST FLOOR |
| Entrance Hallway | Landing |
| Lounge | Bedroom |
| Kitchen | Bedroom |
| Dining Room | Bedroom |
| Bathroom | Cloakroom |



DIRECTIONS
From the roundabout at St Clears take the A40 towards Whitland. At the roundabout take the first exit for Whitland. Continue along this road and turn left into Bryngwenllian. Continue to the end of the cul-de-sac where number 25 can be found in the left hand corner.

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