

# Terry Thomas & Co

## ESTATE AGENTS



## Lyndale Market Street Whitland, SA34 0QB

Welcome to Lyndale, Market Street, Whitland - a charming town centre location where this detached 4-bedroom house awaits its new owners. Boasting not just one, but three reception rooms, this property offers ample space for entertaining guests or simply relaxing with your loved ones. With two bathrooms, the morning rush will be a thing of the past in this abode.

One of the standout features of this property is the un-restricted parking to the fore, ensuring that you and your guests will never have to worry about finding a parking spot. Additionally, the mains gas fired central heating will keep you warm during the colder months, making this house a comfortable home all year round. \*\*\*\* NO ONWARD CHAIN\*\*\*\*

Imagine the possibilities that this spacious house presents - from hosting lively gatherings in the reception rooms to enjoying peaceful moments in the four well-appointed bedrooms. Don't miss out on the opportunity to own a piece of Whitland's Town centre charm. This property is a true gem waiting to be discovered by its new owners.

**Offers in the region of £172,500**

# Lyndale Market Street

## Whitland, SA34 0QB



### Ground floor

Autumn leaf uPVC double glazed entrance door leading to vestibule hallway.

### Vestibule hallway

Mosaic quarry tiled floor. Stained glass panelled windows over a former doorway leading to the hallway

### Hallway

25'4" x 5'9" (7.74m x 1.76m)

Dado rail. Original staircase to first floor. doors through to lounge and sitting room. single panel radiator. At the rear of the hallway there is a part uPVC double glazed door leading out to the rear garden and door leading to the dining room.

### Lounge

13'4" x 14'5" into bay window to fore (4.08m x 4.4m into bay window to fore)

Feature fireplace with pointed stone surround. Bay window to fore having uPVC double glazing. single panelled radiator. Picture rail. Ogee coving.

### Sitting Room

13'3" x 12'11" (4.06m x 3.94m)

uPVC double glazed window to rear. Double panelled radiator. Feature slate fireplace with a cast iron inset and tiled side plates. Picture rail.

### Dining room

12'7" x 10'3" (3.86m x 3.14m)

uPVC double glazed window to side. Double panelled radiator. Ceramic tiled floor. Feature fireplace. Wall mounted Worcester mains gas fired boiler. Door through to kitchen.

### Kitchen

12'9" x 14'1" (3.91m x 4.31m)

Fitted base and eye level units. Sink with mixer tap fitment. uPVC double glazed window to side. Ceramic tiled floor. Plumbing for washing machine. Single panelled radiator. Door through to rear entrance hall.

### Rear entrance hall

Part glazed door to rear garden. Door through to bathroom.

### Bathroom

8'11" x 6'9" (2.73m x 2.08m)

Panelled bath, pedestal wash hand basin and a low level WC. Double panelled radiator. uPVC double glazed windows to the side and rear.

### First floor, part galleried landing

At mezzanine level there is a door through to bathroom and Bedroom 1.

### Bathroom 'L' shaped

Low level WC, panelled bath and wash hand basin. Part tiled walls. Two autumn leaf uPVC double glazed windows to side. Double panelled radiator.

### Bedroom 1

10'2" x 7'7" (3.1m x 2.32m)

Single panel radiator.

### At first floor

### Rear bedroom 2

13'4" x 9'6" (4.07m x 2.9m)

### Front bedroom 3

18'4" into bay window to fore x 11'6" (5.59m into bay window to fore x 3.51m)  
Bay window to fore having uPVC double glazing. Exposed timber floorboards. Single panelled radiator.

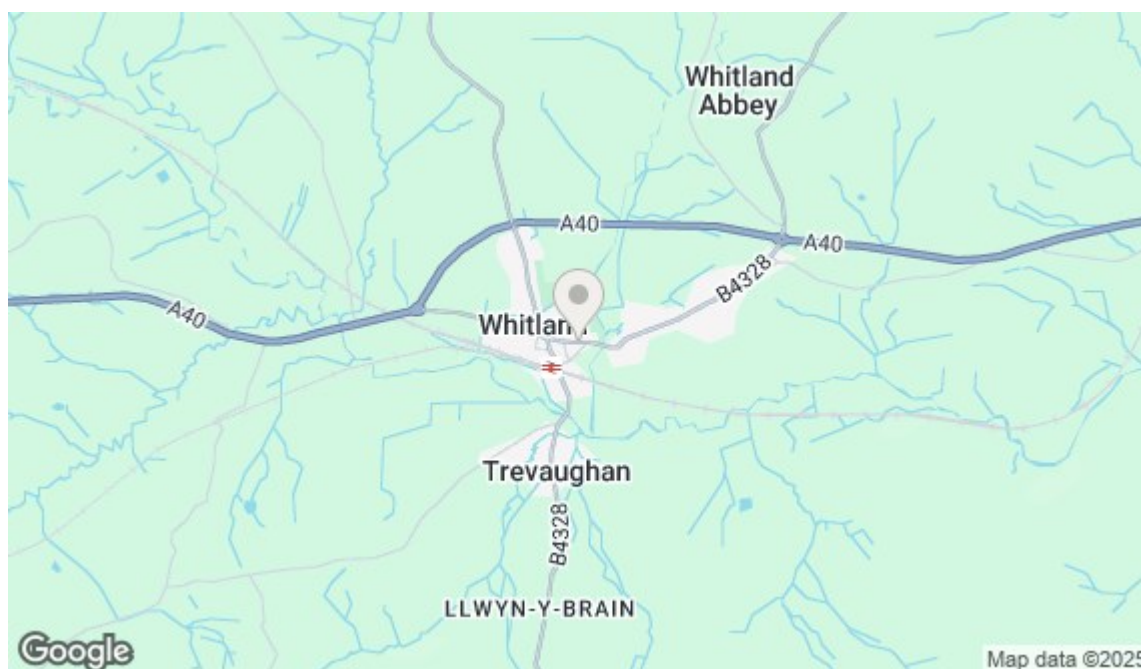
### Front bedroom 4

11'0" x 7'9" (3.37m x 2.37m)

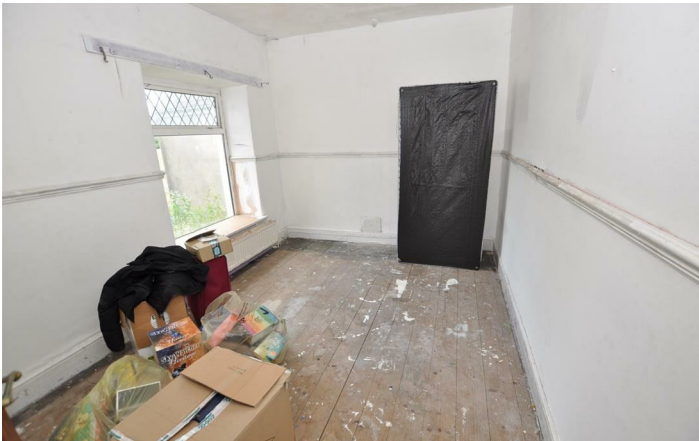
uPVC double glazed window to fore. Double panelled radiator.

### Externally

Pathway to the side of the property which leads to a paved patio area and in turn to the rear garden. The rear garden adjoins playing fields.







## Floor Plan



**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** D

**Services:** Mains electricity, gas, water and drainage.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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