

Terry Thomas & Co

ESTATE AGENTS



3 Llys Y Crofft

Spring Gardens, Whitland, SA34 0HG

3/4 bedroom, 2 reception roomed detached property on a modern cul-de-sac, with adjoining garage and off road parking to rear. Situated at the periphery of the popular town of Whitland just off the A40 carriageway. Whitland offers a wide range of amenities including Primary and Secondary Schools, public houses, shops, hairdressers, barbers and Train station.

Offers in the region of £225,000

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Entrance

Light Oak finish uPVC double glazed entrance door leading to hallway.

Hallway

Wood effect flooring, door through to lounge door to cloakroom/WC and understairs cupboard, door through to adjoining garage.

Cloakroom

6'5" x 4'0" (1.98m x 1.24m)

Low level WC, wall mounted wash hand basin with hot and cold tap fittings with tiled splashback, ceramic tiled floor, extractor and door leading to understairs storage/coats cupboard.

Lounge

15'3" x 10'11" (4.67m x 3.33m)

2 Light Oak finish uPVC double glazed windows to fore, panel radiator with grills thermostatically controlled, BT point, glazed French doors leading through to the kitchen/breakfast room.

Kitchen/Breakfast room 5.3m x 2.37m

17'4" x 7'9" (5.3m x 2.37m)

Tiled effect floor, fitted base and eye level units with light Oak finish drawer and door fronts with marbleised worksurface over the base unit incorporating a stainless-steel sink, 4 ring main gas hob with extractor over, fan assisted double oven/grill. Space for American fridge freezer, panel radiator with grills thermostatically controlled, plumbing for washing machine, wall mounted Worcester mains gas fired combination boiler which serves the central heating system and heats the domestic water, light Oak finish uPVC double glazed window to rear. Glazed French doors leading through conservatory.

Conservatory

12'6" x max 8'4" (3.83m x max 2.56m)

uPVC double glazed windows to 3 sides on dwarf cavity-built walls under a vaulted polycarbonate roof, tiled effect flooring, panel radiator with grills thermostatically controlled, power supply, uPVC double glazed double doors leading out to the brick pave yard patio area which leads on to the formal gardens.

Garage

20'6" x 7'10" (6.27m x 2.4m)

Light Oak framed uPVC double glazed window to fore and light Oak frame uPVC double glazed window to side. Double wooden door entrance leading out to the side parking area, power and lighting and a double drainer stainless steel sink unit.

First landing area

Access to loft space, doors leading to all bedrooms and family bathroom.

Front bedroom 1

10'8" into passage narrowing to 8'11" x 12'2" (3.26m into passage narrowing to 2.72m x 3.73m)

Light Oak uPVC finish double glazed window to fore, panel radiator with grills thermostatically controlled.

Rear bedroom 2

11'1" x 9'3" extending 10'7" into passage (3.38m x 2.82m extending 3.25m into passage)

Light Oak uPVC finish double glazed window to rear, panel radiator with grills thermostatically controlled.

Bedroom 3/home office

8'11" x 4'11" extending to 5'11" (2.72m x 1.51m extending to 1.82m)

Exposed timber floorboards, panel radiator with grills thermostatically controlled, light Oak uPVC finish double glazed window to fore and built in single wardrobe.

Family bathroom 2.37m x 2.53m

4-piece suite comprising of a corner shower enclosure with chrome mixer shower fitment, Victorian Style roll top bath with ball and claw feet, with Victorian style chrome shower fitment over, low level WC and pedestal wash hand basin with tiled splashback. Light Oak finish double glazed uPVC window to rear, panel radiator with grills thermostatically controlled, ceramic tiled effect flooring and extractor.

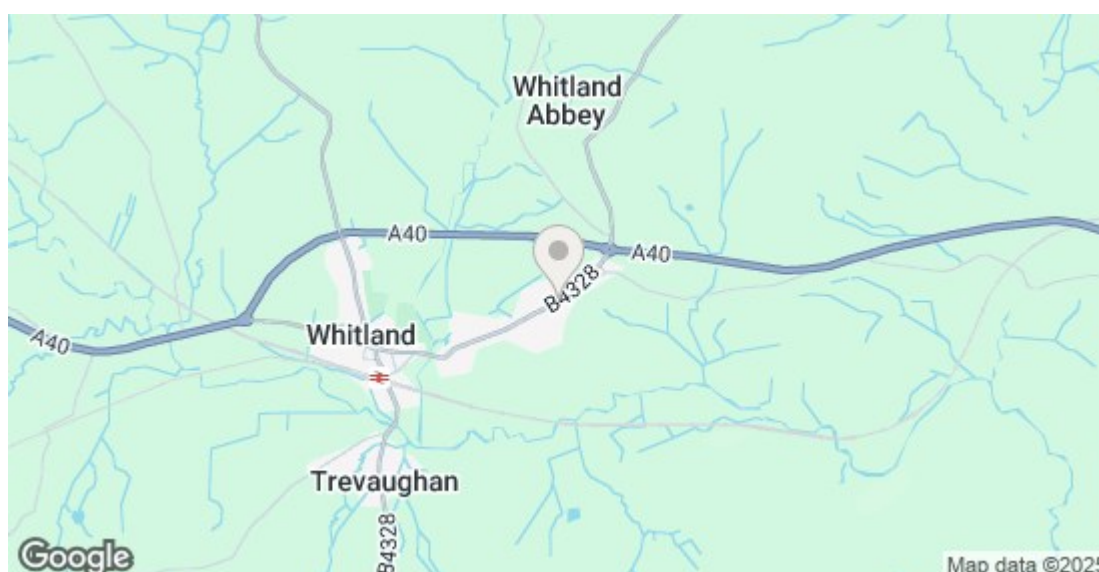
Bedroom 4

20'6" x 7'8" (6.26m x 2.35m)

Exposed and waxed Timber floorboards, panel radiator with grills thermostatically controlled. Double glazed Velux window to rear, part exposed beam ceiling.

Externally

Pathway to the side of the property, enclosed fenced garden and gate leading out to the side off road parking which in turn leads up to the adjoining garage. Mainly lawned area, brick paved patio area and a timber garden shed.







Floor Plan

Type: House
Tenure: Freehold
Council Tax Band: D

Services: Mains electricity, water, drainage and Gas connected

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

