

Terry Thomas & Co

ESTATE AGENTS



11 Spring Gardens

Whitland, SA34 0HN

The property is located in the popular Spring Gardens area of Whitland with its friendly community. This delightful end of terrace house presents an excellent opportunity for family living. The property boasts a well-designed layout, featuring an open plan Lounge/Dining Room perfect for modern day living or entertaining guests. With three bedrooms, there is ample room for family members or guests, ensuring comfort and privacy for all. Outside, the property is a small back garden, with a masonry built garage and rear gated access allowing for vehicular parking.

Conveniently located at the heart of Whitland, this residence sits within easy reach of essential amenities such as schools, medical facilities, shops, pubs, and even the train station, ensuring that daily necessities are just a stone's throw away

Offers in the region of £189,500

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Entrance

Open arched top storm porch. uPVC double glazed entrance door leading to hallway having double panelled radiator. Oak finished flooring. Staircase to first floor. Door leading through to an open plan Lounge/Dining Room. Understairs storage cupboard. Door leading through to Kitchen/Breakfast room.

Lounge/Dining Room

7.30m x 4.00m to the lounge area narrowing to 3.24 Oak finish flooring throughout. uPVC double glazed window to fore. uPVC double glazed window to the rear. Two panelled radiators with grills, thermostatically controlled. Feature fireplace. Wood burner stove. In parts exposed pointed stone chimney breast and slate hearth. Feature wall with three recesses and wall lighting.

Kitchen/Breakfast Room

4.72m x 2.99m

Range of modern base and eye level units with maple finish door and drawer fronts. Matt finish granite effect work surface incorporating a stainless-steel sink. Fan assisted oven/grill. Four ring halogen hob. Plumbing for washing machine. Space for Fridge/Freezer. Panelled radiator with grills, thermostatically controlled. Ceramic tiled floor. Part tiled walls between the base and eye level units. uPVC double glazed window to rear. uPVC double glazed window to the side. Wall mounted towel ladder radiator. uPVC Autumn leaf single glazed door leading out to the rear garden.

Half Landing

Half landing with stairs to front and rear. To the rear to mezzanine level, we have a landing area with panelled radiator with grills, thermostatically controlled. Door leading through to

Family Bathroom/Shower Room/WC

2.72m x 2.98m

Modern Edwardian style pedestal wash hand basin, low

level WC, roll topped bath with chrome ball and claw feet. Mixer shower hot and cold tap fitment over, Victorian style. Corner shower enclosure with Chrome mixer shower fitment with rain shower head and bodywash fitment. Victorian style chrome framed; roll topped radiator. Two uPVC double glazed windows to the rear. LED downlighting. Part panelled walls.

Separate WC

Recessed area with additional separate low-level WC. Built-in airing cupboard which houses the Ideal mains gas to the side and rear. Power and lighting. fired combination boiler which serves the central heating system and heats the domestic water. uPVC double glazed window to the side on the landing. The landing has LED downlighting.

First floor landing area

Access to loft space and doors leading off to all bedrooms.

Rear Bedroom 1

3.11m x 3.27m

uPVC double glazed window to the rear. Panelled radiator with grills, thermostatically controlled.

Front Bedroom 2

3.31m x 4.04m

Panelled radiator with grills, thermostatically controlled. uPVC double glazed window to the fore.

Bedroom 3

3.57m x 1.77m

Panelled radiator with grills, thermostatically controlled. uPVC double glazed window to the fore.

Externally

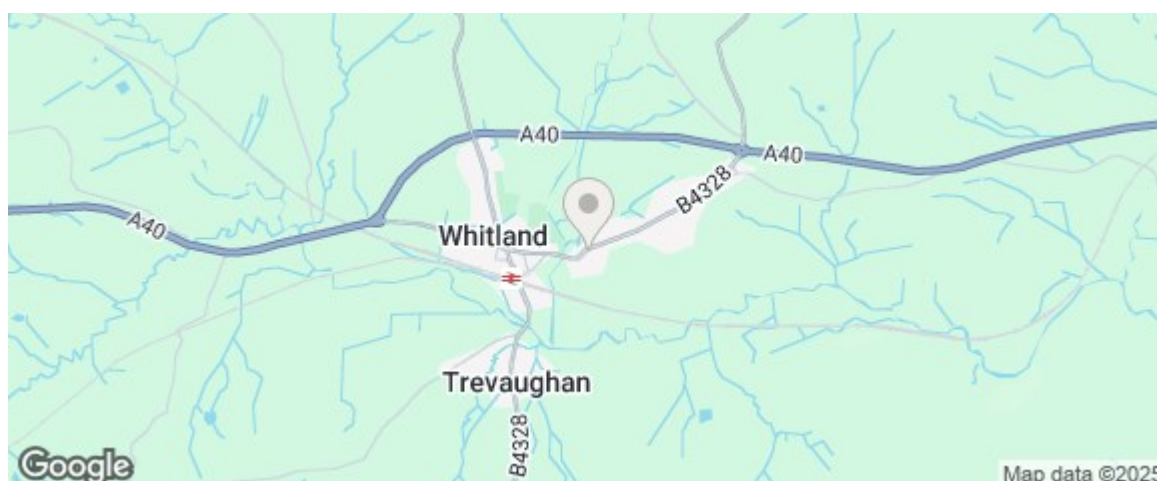
The property has the benefit of pedestrian side access which leads to the rear garden. Gated access to the rear garden. Concreted courtyard. With water tap fitment. Three steps leading up to a generally level garden. Mainly laid to lawn in the centre. Concreted pathway to

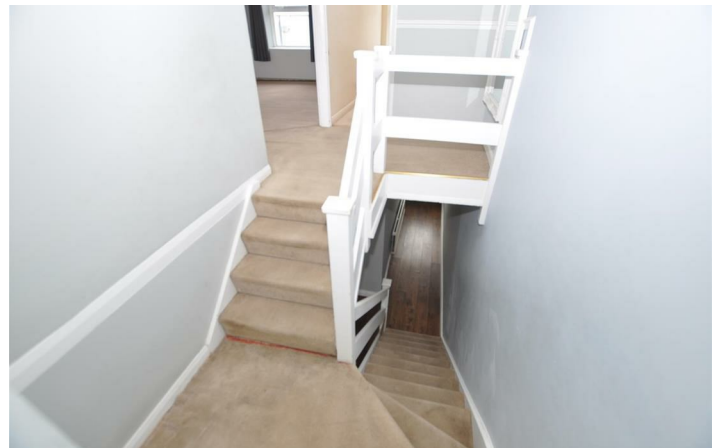
the side. Applicants should note that neighbouring property has the benefit of use of the pedestrian access via the side pathway to their rear garden. The property has the benefit of double gated access to the rear lane which provides off road parking.

Garage

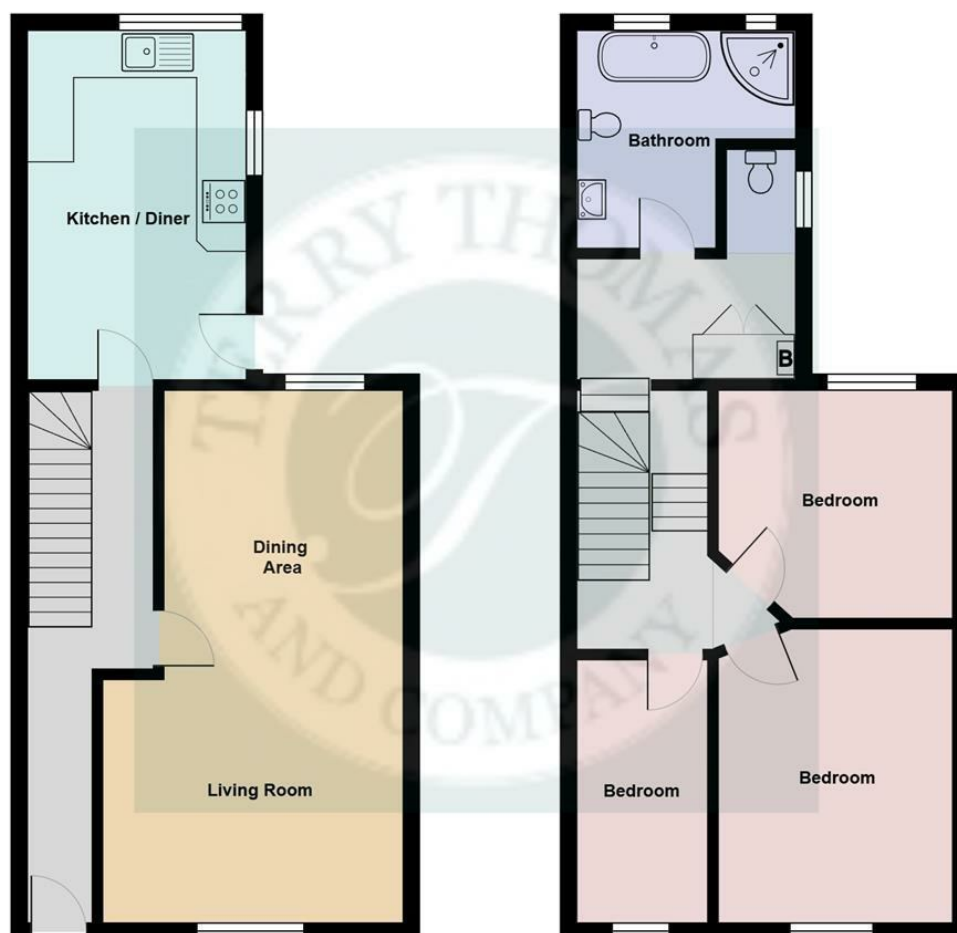
3.51m x 5.25m

A masonry-built garage with vehicle inspection pit and up and over door to fore. uPVC double glazed windows





Floor Plan



Type: House - End Terrace

Tenure: Freehold

Council Tax Band: C

Services: Mains Electric, 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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