

Terry Thomas & Co

ESTATE AGENTS



1 North Road

Whitland, Carmarthenshire, SA34 0AU

Located on North Road in the town of Whitland, this end-of-terrace house presents an excellent opportunity for those seeking a comfortable family home with potential for improvement. The property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office.

For those with a penchant for DIY or hobbies, the detached garage and workshop at the rear of the property offer a fantastic space for creative projects or additional storage. Furthermore, parking for one vehicle is available, adding to the convenience of this delightful residence.

With its blend of character and potential, this property on North Road is an ideal canvas for anyone looking to create their dream home in a lovely community setting. Whether you are a first-time buyer or seeking a project to make your own, this house is well worth a visit.

Offers in the region of £198,500 subject to contract

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Hallway

Panel radiator with grills, stairs to first floor and door through to sitting room.

Sitting room

15'3" x 11'5" (4.66m x 3.50m)

Tiled fireplace, uPVC double glazed window to the rear, panel radiator with grills, walk in understairs storage cupboard, multi bevelled glazed door through to dining room and multi double glazed French doors through to the lounge.

Lounge

14'0" max into recess x 9'11" (4.28m max into recess x 3.04m)

uPVC double glazed window to fore, panel radiator with grills.

Dining room

10'2" x 8'9" (3.10m x 2.67m)

uPVC double glazed door leading out to the side entrance porch, uPVC double glazed window to the side, Gas fired Rayburn which serves the central heating system and heats to the domestic hot water. Door through to the.....

Kitchen

9'0" x 8'10" (2.75m x 2.71m)

Range of fitted base and eye level cupboards with light Oak finish door and drawer fronts and a gloss finish granite effect worksurface over the over the base unit. 1 ½ bowl stainless steel sink,

mains gas cooker point, uPVC double glazed window to rear and uPVC double glazed window to side, uPVC door leading out to the side entrance porch, which also has a further double-glazed door leading out to the side courtyard and rear gardens in turn. Space for fridge, panel radiator with grills thermostatically controlled.

First floor

½ galleried landing, doors leading to all bedrooms, access to loft, door to rear leading to a mezzanine level with the shower room/WC.

Shower room/ WC

11'0" x 6'11" (3.37m x 2.12m)

Shower enclosure with a Mira power shower fitment, low level WC and a pedestal wash hand basin, panel radiator with grills thermostatically controlled. Various built-in linen and storage cupboards and also an airing cupboard with pre lagged hot water cylinder and pressurised cistern.

Rear bedroom 1

8'2" x 11'1" (2.51m x 3.38m)

Panel radiator with grills thermostatically controlled, uPVC double glazed sash slider window to rear.

Front bedroom 2

13'3" x 8'4" extending to 11'1" into passage (4.04m x 2.56m extending to 3.39m into passage)

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

Front bedroom 3

8'0" x 9'11" (2.46m x 3.03m)

uPVC double glazed window to fore panel radiator with grills thermostatically controlled.

Externally

Courtyard to rear with a corrugated sheeted store shed which leads on to a level mainly lawned garden intersected by a concreted pathway which in turn leads up to the detached garage with lean to store shed/workshop. Property externally has the benefit of a large side pedestrian access leading to the rear garden.

Masonry built garage measuring internally 4.26m x 6.07m

Up and over door to fore, benefit of vehicular rear access, uPVC double glazed window to rear and single glazed window to side. Power and lighting

Masonry built lean to/ storage shed 4.63m x 2.17m

Ledge and brace pedestrian door leading out to the rear entrance and further pedestrian door from the garden.







Floor Plan



Type: House - End Terrace
Tenure: Freehold
Council Tax Band: C

Services: Mains water, electricity and drainage. 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.

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