

Terry Thomas & Co

ESTATE AGENTS



31 Westover Park, West Street

Whitland SA34 0AH

Located just off West Street in the charming town of Whitland, this delightful mobile home presents an excellent opportunity. Boasting two nicely proportioned bedrooms and a comfortable reception room, this property is designed for easy living. Set within a well-maintained site, this home benefits from a friendly neighbourhood atmosphere, where community spirit thrives. Applicant should be advised no person under 50 years of age are allowed to purchase or reside on the park. Local amenities are just a stone's throw away, providing residents with easy access to shops, cafes, and essential services, allowing you to fully embrace the vibrant lifestyle that Whitland has to offer.

This property not only serves as a lovely residence but offers a peaceful, safe area with unspoiled surroundings.

Offers in the region of £36,500

31 Westover Park West Street

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Entrance

Property is a Park home. Is on a private park of similar properties. The Park home is in need of some upgrading and decoration.

Steps leading up to the Double Glazed Entrance door.

Parking to the right hand side.

Hallway

with doors leading off to all bedrooms and bathroom.

Bedroom 1

2.59m x 3.19m

Double glazed window to fore and panelled radiator. Fitted Wardrobes houses the electric meter and shelving for linen.

Bedroom 2

2.81m x 2.01m

Panelled radiator, thermostatically controlled. Double glazed windows. Electric output.

Bathroom

2.80m x 1.23m

Comprising of pedestal wash hand basin and low-level WC, space saving bath with shower fitment over.

Open plan Kitchen/Living room

3.79m x 5.02m

Double glazed external glass door leading onto balcony area. Double glazed windows throughout. Three panelled radiators.

Open plan kitchen with a range of modern base and eye level grey coloured kitchen door and drawer fronts. Grey coloured marble effect worksurface over the base units with stainless steel sink with chrome mixer tap fitment. Beco Oven and Grill. 4 ring gas hob Kitchen with extractor fan over. Grey wood effect flooring. Space for washing machine and fridge. Corner cupboard houses Valiant Eco-tec pro 24 gas fired boiler. Grey brick effect tiled splashback.

External

The property has a small fenced area to the side and rear that could be used as a seating area and benefits from its own allocated parking space. The mobile home is in a well-maintained, popular park site, this property benefits from being in a convenient location close to local amenities and the charming towns of Carmarthen and Pembroke. Whether you enjoy coastal

walks, exploring historic sites, or enjoying the rich culture of this region, you'll have it all on your doorstep. Close to train station.

The property is an Occupation agreement and has Pitch fees of £206.77 (payable monthly reviewed annually on 1st March). Water and Sewerage of £23.40 (payable monthly). Gas/Electricity payable quarterly as per usage.







Floor Plan



Type: Park Home

Tenure: Occupation agreement, Park rules available on request.

Council Tax Band: A

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

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