

# Terry Thomas & Co

## ESTATE AGENTS



### 34 Maes Abaty

Whitland, SA34 0HQ

A 3 Bedroom Semi-Detached House with off street Parking. Situated on a small modern development of varying styled houses and bungalows within walking distance of the wide range of amenities at the Town centre of Whitland including train station. The property having an attractive façade, with part exposed pointed brick and part rendered with a Chamford bathstone quoins to fore. Enclosed rear level garden.

Equipped with mains gas-fired central heating and uPVC double glazing.

**Offers in the region of £212,500**

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### Ground Floor

Upvc double glazed entrance door encapsulating a bevelled glazed motif.

### Hallway

Wood effect flooring. Staircase to first floor with an understairs storage cupboard. Doors to Lounge, Kitchen and a Cloakroom.

### Cloakroom/WC

Two piece suite in white comprising a close coupled economy flush WC and an oval shaped wash hand basin fitted within a vanity unit which has high gloss finish door fronts. Part tiled walls. Extractor.

### Lounge

14'9" x 12'8" (4.5 x 3.88)

Wood effect flooring. Double doors leading out to rear.

### Kitchen

7'10" x 9'8" (2.41 x 2.95)

A range of modern base & eye level units

with light oak finish door and drawer fronts a panelled bath with a mixer tap fitment and a matte finish granite effect work surface over the base unit incorporating a stainless steel sink. Oven/grill and a four ring mains gas hob and a stainless steel chimney style extractor over. Mukti coloured chequered tiled walls between the base & eye level units. Wall mounted mains gas fired combination boiler which serves the central heating system and heats the domestic water. Plumbing for washing machine. Fully integrated fridge.

### First floor

Part galleried landing area. Access to loft space. Doors to all bedrooms and bathroom.

### Rear Bedroom 1

14'9" x 7'10" (4.5 x 2.41)

### Family Bathroom

7'11" x 5'8" (2.43 x 1.74)

Close couple economy flush WC, pedestal wash hand basin with tiled splash back and

and a chrome mixer shower tap fitment.

Wall mounted chrome ladder towel radiator. Part tiled walls. LED downlighting. Extractor.

### Front Bedroom 2

8'5" x 7'11" (2.57 x 2.43)

### Front Bedroom 3

10'8" max into passage x 6'5" (3.27m max into passage x 1.96m)

Built-in wardrobe/storage cupboard.

### Externally

Off road parking to fore on a hardstanding. Paved pathway to side leading to the rear garden with a timber pedestrian gate. The rear garden having a paved patio area, lawned area and a gravelled pathway to side leading to a timber garden shed.

Raised

shrubby border. Timber fencing to three sides.









Floor Plan



**Type:** House - Semi-Detached  
**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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