

# Terry Thomas & Co

## ESTATE AGENTS



## AUCTION PROPERTY 9 King Edward Street

Whitland, SA34 0AA

Located in the bustling town of Whitland, this charming house on King Edward Street offers a great opportunity for buyers seeking a property with potential. Boasting two well-proportioned bedrooms, it is suitable for small families, couples, or individuals looking for a peaceful retreat. The reception room has heaps of potential for you to put your own stamp on it. This property has great potential and would benefit from some TLC, allowing the new owner to truly make it their own. Situated in a nice area with excellent transport links and close to the stunning Pembrokeshire coastline, it combines convenience with lifestyle appeal.

This house on King Edward Street is more than just a property; it is an opportunity to create a home in a desirable location. Auction property – great potential for the right buyer.

**Guide Price £105,000**

# 9 King Edward Street

## Whitland, SA34 0AA



### Overview

This delightful two-bedroom house offers a fantastic opportunity for those looking to create their ideal home in a convenient location. Situated on a street with unrestricted on-street parking, the property boasts spacious living areas, a generous garden, and potential for modernisation to bring it up to contemporary standards.

### Entrance & Hallway

The property features an open storm porch with a uPVC entrance door, quarry-tiled flooring, and a stairway leading to the first floor. An electric storage heater provides warmth to the hallway. Half-landing staircases lead both to the front and rear areas of the house, with an additional mezzanine-level access at the rear.

### Lounge/Diner

7.57m x 3.51m

The through lounge/diner includes uPVC double glazed windows to the front and rear, a feature fireplace with a reconstituted stone façade, and an electric storage heater. A door from the lounge/diner leads through to the kitchen.

### Kitchen & Utility

3.03m x 2.87m

The kitchen includes fitted base units, a stainless-steel sink, and both uPVC and steel-framed casement windows to the rear. A walk-in

understairs pantry provides extra storage.

The adjoining utility room extends 2.69m x 1.39m (up to 1.87m under a corrugated roof) and features a uPVC door leading out to the rear garden.

### Garden & Outbuildings

The property benefits from a level rear garden approximately 50ft in length, featuring a centrally lawned area with concreted pathways. Two stone and brick-built outhouses with pitched slate roofs provide additional storage, and there is rear pedestrian access from the carpark.

### Rear Bedroom 1

12'5" x 8'11" (3.8m x 2.73m)

The measures and has a uPVC window and electric storage heater.

### Bathroom

9'4" x 9'3" (2.86m x 2.84m )

The bathroom includes a panelled bath, low-level WC, pedestal wash hand basin, exposed timber floorboards, and a built-in airing cupboard housing a pre-lagged copper cylinder.

### Front bedroom 2

15'1" x 11'10" (4.62m x 3.63m )

Two uPVC windows and an electric storage heater.

This property is in need of upgrading and modernising, offering a fantastic opportunity for

buyers to put their own stamp on a home in a sought-after location. With generous living spaces, a large garden, and plenty of potential, this house is perfect for those looking to renovate and enhance.

### Auctioneers comment

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







## Floor Plan



**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** C

**Services:** Mains water, electricity 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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