



Manordaf Spring Gardens, Whitland, Carmarthenshire, SA34 0HL

Offers In The Region Of £550,000

- 4/5 Bedroom Detached House
- Original Features
- Gardens, Patios & Off Road Parking
- Close to Local Amenities
- Immaculately Presented
- EPC Rating D

Manordaf Spring Gardens, Whitland SA34 0HL

Manordaf is an immaculately presented 4/5 bedroom detached house, full of character and original features.



Council Tax Band: G



Property

Manordaf is an immaculately presented 4/5 bedroom detached house, full of character and original features, with off road parking, gardens, hot tub and storage shed, situated in the town of Whitland, close to local amenities. The property comprises: 2/3 reception rooms and kitchen/dining room to the ground floor and 4 bedrooms and bathroom to the first floor.

Location

Whitland is situated on the western edge of Carmarthenshire, close to the border with the neighbouring county of Pembrokeshire. The A40 bypasses the town and links the ferry port and harbour town of Fishguard on the west coast all the way to London.

Directions

From Haverfordwest take A40 towards Carmarthen/M4. At the first roundabout in Whitland take the second exit into the town and follow the road through the centre. In Spring Gardens, Manordaf can be found on the right hand side set back from the road. Approached through a pillared entrance into a driveway and off road parking for several vehicles. Set to the side is the partially obscure glazed entrance door into

Hall

Original tiled floor. Decorative plaster cornices. Radiator. Turning stairs to first floor. Understairs storage. Door to

Living Room

15'3 x 13'9

Window to side and glazed door to rear. Decorative fireplace with slate hearth and wooden mantle and surround. Radiator.

Reception Room

13'5 x 11'3

Window to rear. Gas stove with log burner effect on slate hearth with wooden mantle and surround. Radiator.

Reception Room/Bedroom 5

11'10 x 11'10

Window to side. Wood floor. Marble fireplace with decorative tiles on slate hearth. Radiator.

Kitchen/Dining Room

Open plan. Partially obscure glazed door. Tiled floor. Door to pantry. Windows to front and high level windows to side. Glazed roof window. Stable door and window to rear courtyard. Log burner. Partially tiled walls. Range of wall and base units with work surface over. Central island with Belfast sink and inset mixer tap. Electric Rangemaster oven with gas hob and extractor over. Belfast sink with mixer tap. Integrated dishwasher, wine cooler, washing and tumble dryer. Downlights and feature lighting. Radiator. Step door to rear hall with door to store room/utility room.

Dining Room

17'3 x 8'8

Kitchen

18'7 x 15'8

FIRST FLOOR

Window to front on half landing.

Landing

Loft access. Radiator. Door and steps down to

Bathroom

17'6 x 9'

Window to front and obscure glazed window to side. Sloping ceiling. Roll top bath. Shower cubicle. Wash hand basin and w/c. Downlights and feature lighting in skirting boards and ceiling. Vinyl flooring. Partially tiled walls. Exposed stone wall. Towel radiator.

Bedroom

14'11 x 11'8

Window to rear. Decorative fireplace. Radiator.

Bedroom

16'2 x 12'

Window to rear. Radiator.

Bedroom

8'2 x 8'

Window to side.

Bedroom

12'3 x 11'10

Window to side. Radiator.

EXTERNALLY

Manordaf sits in attractive and well-maintained private grounds with off road parking for several vehicles, lawned rear garden, mature trees and shrubs, patio, seating areas, hot tub and storage shed.

TENURE

We are advised the property is freehold.

SERVICES

Mains gas, electricity, water & drainage

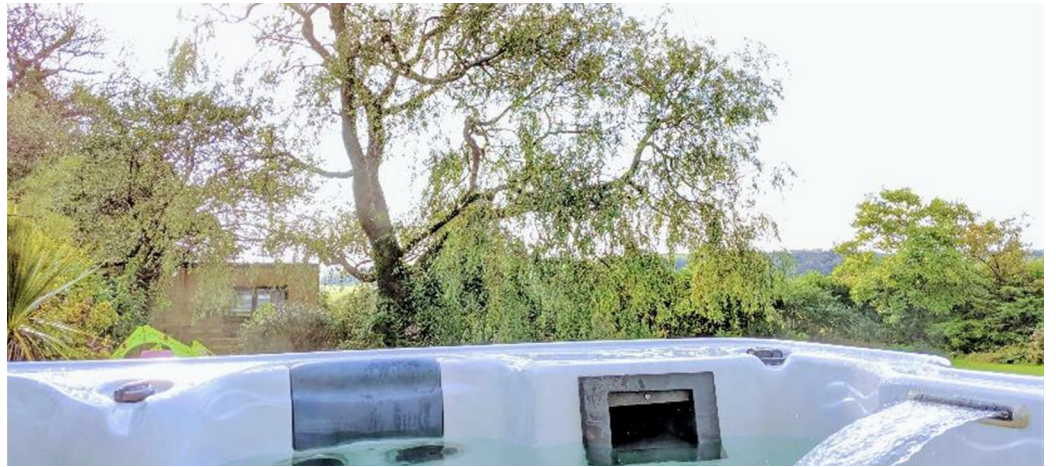
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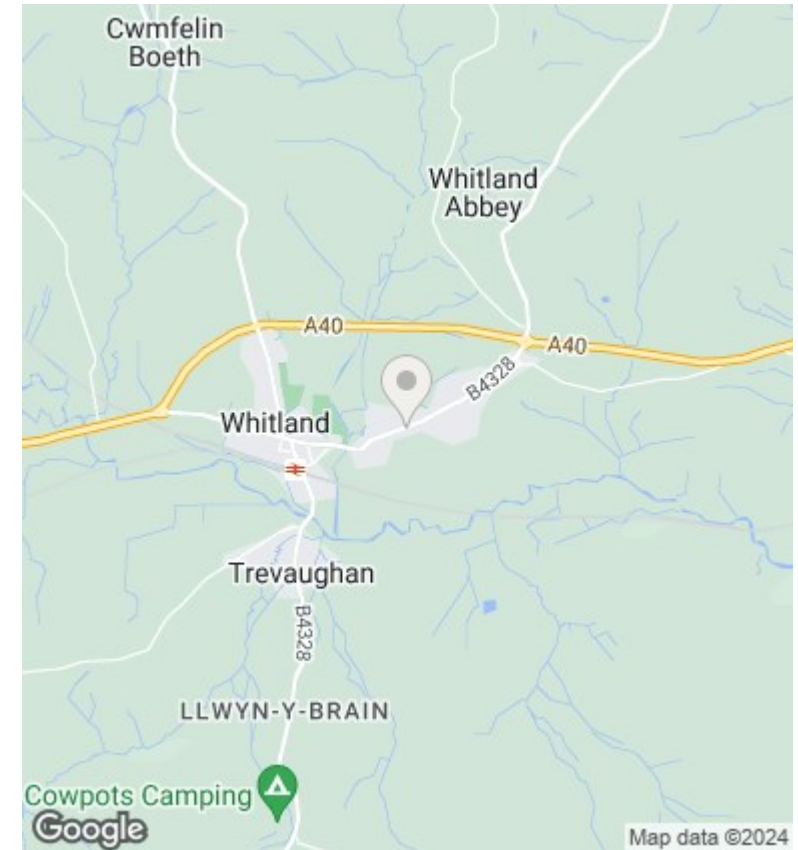
Strictly by appointment with Town, Coast & Country Estates please

AGENT'S NOTE

Some photos are kindly provided by the vendor







General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	