



15 Llys Y Brenin, Whitland, SA34 0AQ

Offers In The Region Of £229,950

A modern 3 bedroom semi-detached house, offering a larger than average garden with stunning patio, situated on a corner plot with no passing traffic, within easy walking distance to all of Whitland towns shops, train station, schooling and amenities. The property is beautifully kept and presented throughout, ideal for a young family or couple especially, having parking for 2 vehicles and a good size double garden. Viewing is essential to appreciate the excellent position, delightful accommodation and garden particularly.

Situation

Whitland has a good range of local services and amenities which include a train station linking to Carmarthen, primary and secondary schooling, doctors surgery and traditional parade of shops. The town is located just off the main A40 and is therefore within easy reach of the larger towns of Narberth, Carmarthen and Haverfordwest which both have the benefit of an excellent and wider range of services, facilities and amenities.

Accommodation

Frosted double glazed front door opens into:

Entrance Hall

Stairs rise to first floor, door opens to:

Lounge



Double glazed window to front, radiator, under stairs storage cupboard, door to:

Kitchen Diner



Fitted with wall and base storage cupboards, worktops, one and a half bowl single drainer sink, double oven, 4 ring gas hob with stainless steel extractor hood over, plumbing for dish washer, part tiled walls, double glazed window to rear

overlooking the patio garden, space for table and chairs, radiator, door to:

Utility



Matching fitted storage cupboards, worktop, single drainer sink, plumbing for washing machine, part tiled walls, double glazed window to side, frosted external double glazed door to rear, radiator, cupboard housing a gas combination boiler serving the domestic hot water and central heating, door to:

Cloak Room



With W.C, pedestal wash hand basin, radiator.

First Floor



Double glazed window to side, radiator, access to loft, spindle balustrade, doors open to:

Bedroom 1



Double glazed window to rear, radiator.

Bedroom 2



Double glazed window to front, radiator, built in wardrobe.

Bedroom 3



Double glazed window to rear, radiator.

Bathroom



Comprising a bath with shower over, pedestal wash hand basin, W.C, frosted double glazed window to side, radiator, part tiled walls, built in airing cupboard.

Externally



To the front of the property are two designated parking bays and a front garden laid mainly to lawn. Side gated access leads to the rear where there is a beautiful modern patio garden with gated access leading down to a lower fenced garden area which runs the full length of the property.



Utilities & Services

Heating Source: Gas Central Heating

Services -

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax: Band C

Tenure: Freehold and available with vacant possession upon completion.

Directions

From Whitland, turn onto North Road, passing the doctors

surgery and turn right into Llys Y Brenin, take the next right and proceed into the cul-de-sac, turning left where a private road then leads to this property which is situated in the far left corner, as identified by our JIMorris for sale sign.

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Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - None

Vodafone. Voice - None & Data - None

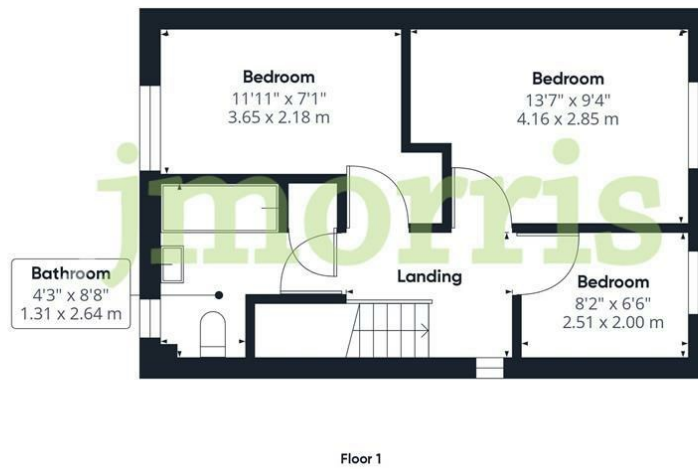
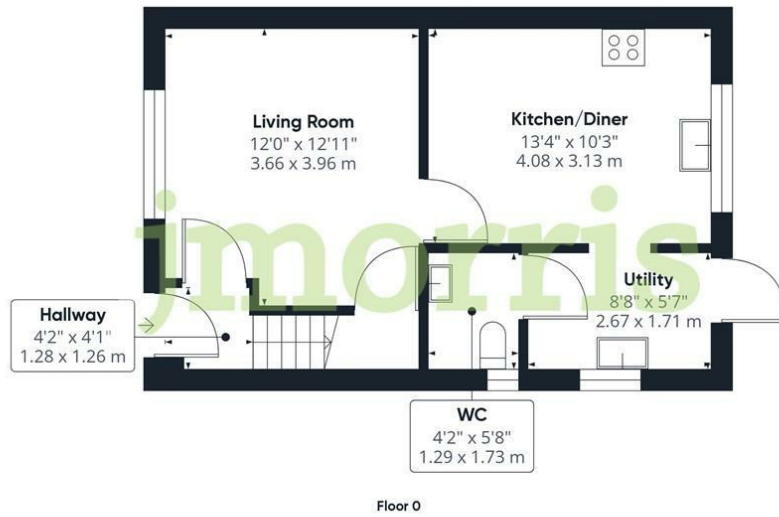
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

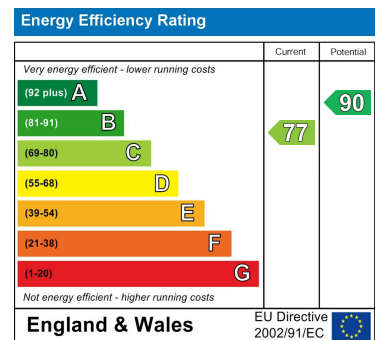
Floor Plan



Area Map



Energy Efficiency Graph



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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