



25 Llys Y Brenin, Whitland, SA34 0AQ

Offers In The Region Of £182,500

A modern semi-detached 2 bedroom house, situated on a popular residential cul-de-sac within the town of Whitland. The property is well kept and presented, offering light and comfortable accommodation, ready for immediate occupation. The loft to this house has been constructed ready for converting (with attic trusses and a double glazed dormer window) meaning another 3rd bedroom could be created with relatively little work (subject to building regulations). There is also a brick paved driveway and enclosed sunny garden. First time buyers, young families etc need to come and view this lovely home.

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

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 opens to:

Kitchen/Diner



Fitted with a range of wall and base storage units, worktops, one a half bowl single drainer sink, gas hob with extract hood over, single electric oven, integrated dish washer and fridge/freezer, part tiled walls, tiled floor, double glazed window to rear, radiator, door opens to:

Utility



Fitted storage units, worktop, plumbing for washing machine, single drainer sink, tiled floor, radiator, double glazed external door to rear, double glazed window to side, wall mounted gas boiler serving the domestic hot water and central heating, door to:

Cloak Room



W.C, pedestal wash hand basin, frosted double glazed window to side, tiled floor, radiator.

Bedroom 1



2 x Double glazed windows to front, built in wardrobes, radiator.

First Floor Landing



Double glazed window to side, access to loft, doors to:

Bedroom 2



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

Bathroom



Comprising a shower enclosure with tiled walls, W.C, pedestal wash hand basin, heated towel rail, frosted double glazed window, built in airing cupboard,

Loft



Constructed with attic trusses, double glazed dormer window to front. An ideal space to convert into another bedroom, subject to building regulations.

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.

What Three Words: ///regret.trudges.yesterday

Directions

From Whitland, turn onto North Road, passing the doctors surgery and turn right into Llys Y Brenin, take the next right and the property is then found on the right hand side, as identified by our JJMorris for sale sign.

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

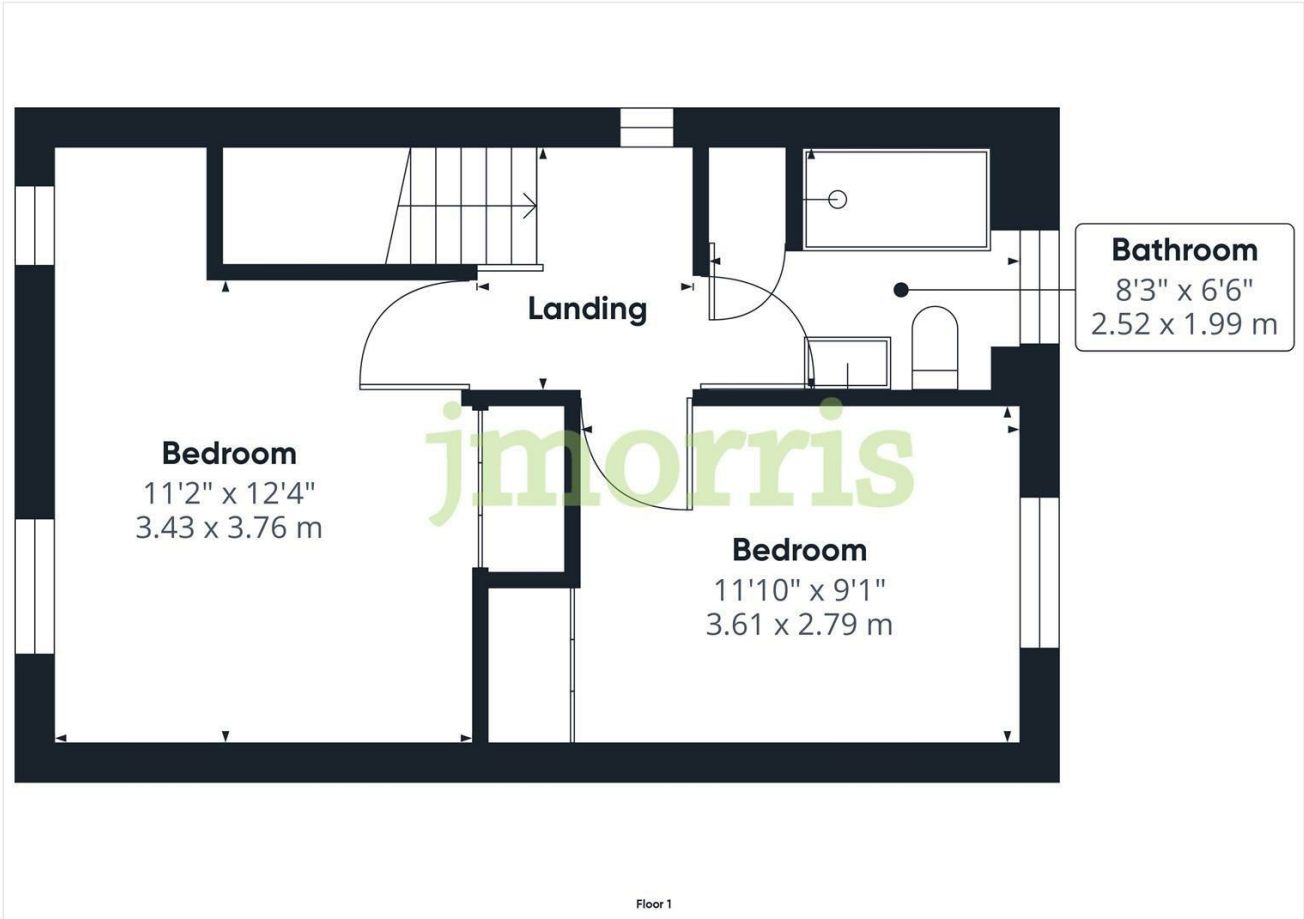
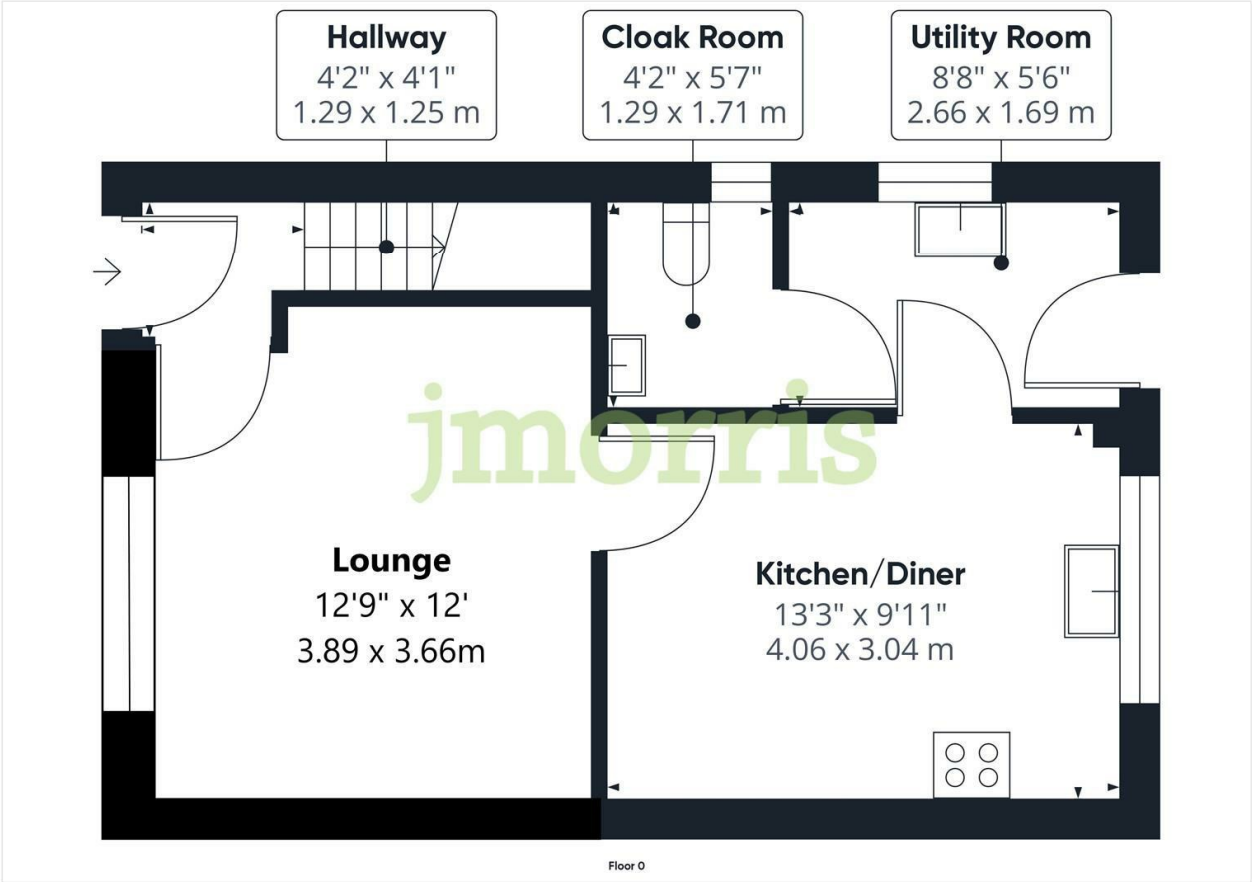
Vodafone. Voice - None & Data - None

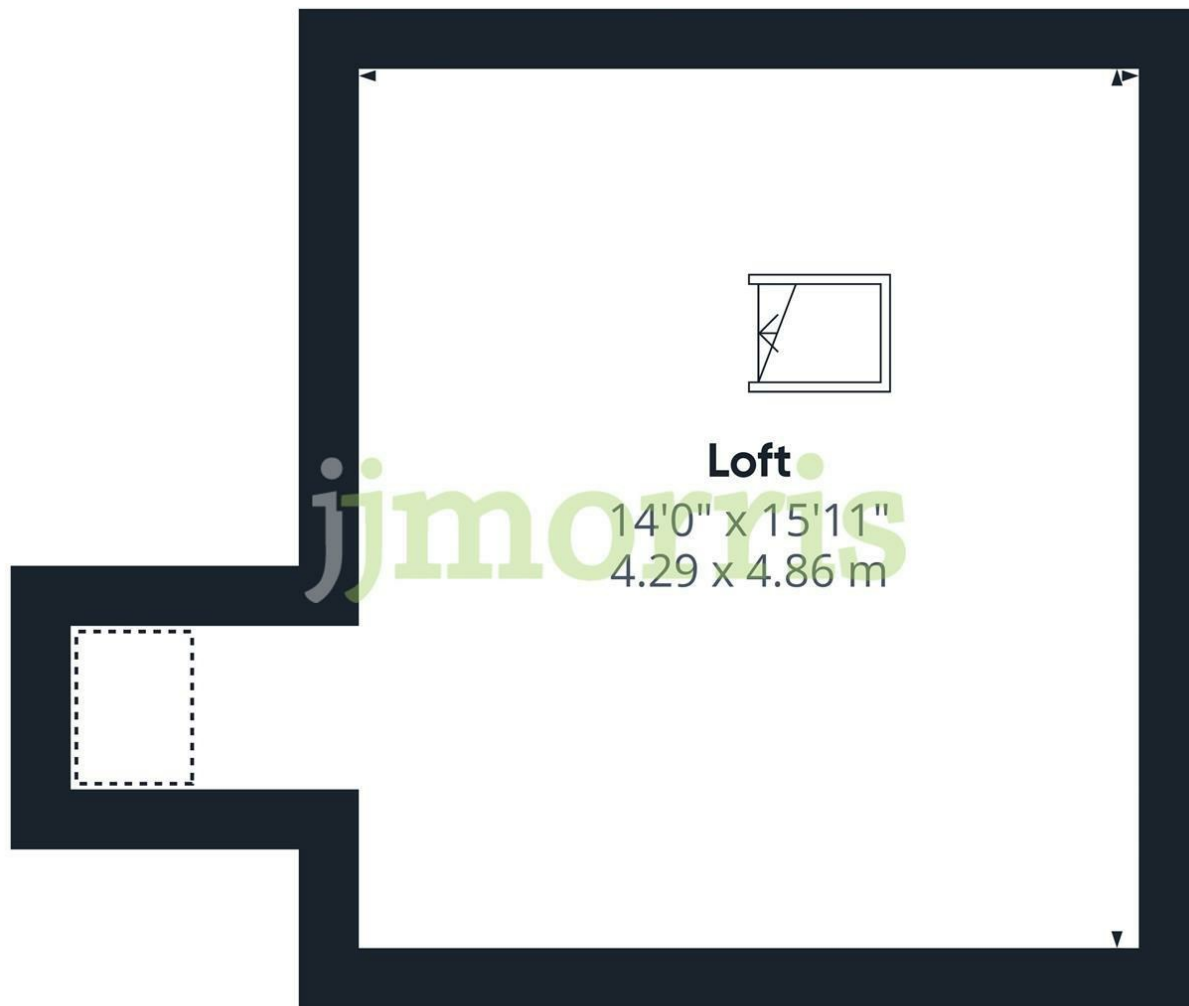
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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



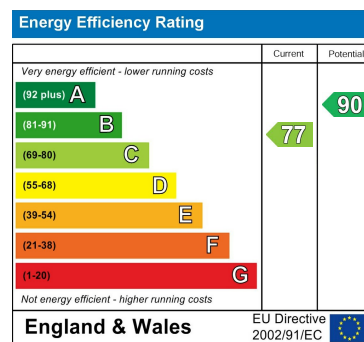


Floor 2

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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