



## Ashcroft Spring Gardens, Whitland, SA34 0HP

**Offers In The Region Of £229,950**

A spacious 4 bedroom traditional semi-detached house with an exceptionally large garden and double garage, situated conveniently within the popular small town of Whitland. The property is of an excellent size and would make a fabulous family home, requiring some decorative/cosmetic updating. The garden and large twin garage are both incredible assets to this house, providing ample parking and outside space to play or relax. Viewing is a must to fully appreciate 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

UPVC double glazed front door with matching side screen opens into:

### Entrance Hall



Stairs rise to first floor, radiator, door opens into:

### Lounge / Diner



Double glazed windows to front and rear, fireplace, recessed arched alcoves, radiators, door to:

### Kitchen Breakfast Room



Fitted with a range of wall and base storage units, worktops, one and a half bowl single drainer sink, built in eye level double oven, 4 ring gas hob, extractor hood, double glazed window to side, breakfast bar, integrated fridge freezer, under stairs storage cupboard, radiator, part tiled walls, doors to:

### Conservatory



Double glazed windows and external door to garden.

## Utility



Comprising a pedestal wash hand basin, plumbing for washing machine, double glazed window to rear, tiled walls, Worcester wall mounted boiler, door to:

## Shower Room



Comprising W.C, shower cubical, tiled walls, frosted windows.

## First Floor Landing



Spindle balustrade, access to loft, radiator, inner landing, doors to:

## Bedroom 1



Double glazed window to rear, radiator, fitted wardrobes and storage with dressing table and vanity wash hand basin.



## Bathroom



Comprising a bath, corner shower cubical, W.C, pedestal wash hand basin, tiled walls, radiator, frosted windows, built in airing cupboard.

## Bedroom 2



Fitted wardrobes with feature fireplace, double glazed window to rear, radiator,

## Bedroom 3



Double glazed window to front, feature fireplace, radiator.

## Bedroom 4

Double glazed window to front, radiator.

## Externally



A wall and gated frontage opens to a small front garden area with shrubs and gravel bed. To the side there is a good width hard standing driveway providing ample off road car parking space and access to the double garage. Side gated access leads to the rear where there is an excellent sized garden, laid out into different areas, with pathways leading between them and with mature hedgerows and shrubs, lawn, specimen garden trees and seating areas.

## Double Garage

With two up and over garage doors to front and a rear pedestrian door, power and lighting connected.

## Directions

Coming from the Narberth direction, turn off at the first roundabout for Whitland and travel through the town, passing the fire station on your left, travel over the zebra crossing and on passed the primary school. This section of

road is called Spring Gardens and the property is found on the left hand side, identified by our JJB Morris for sale sign.

### Utilities & Services.

Heating Source: Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///detriment.voltage.coining

### Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 17mbps download and Superfast 13mbps upload and 66mbps 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 - Limited

Vodafone Voice - Limited & 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.

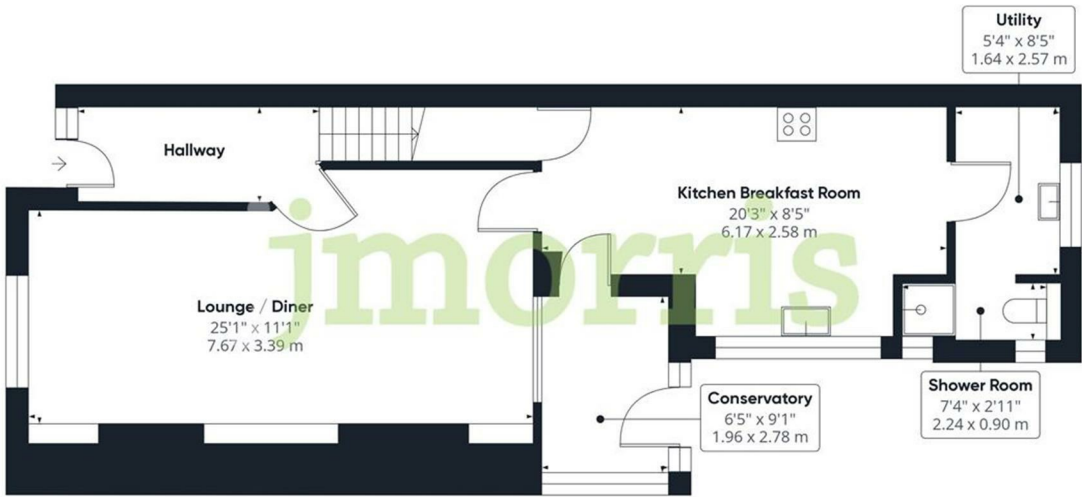
### Anti Money Laundering and Ability To Purchase

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

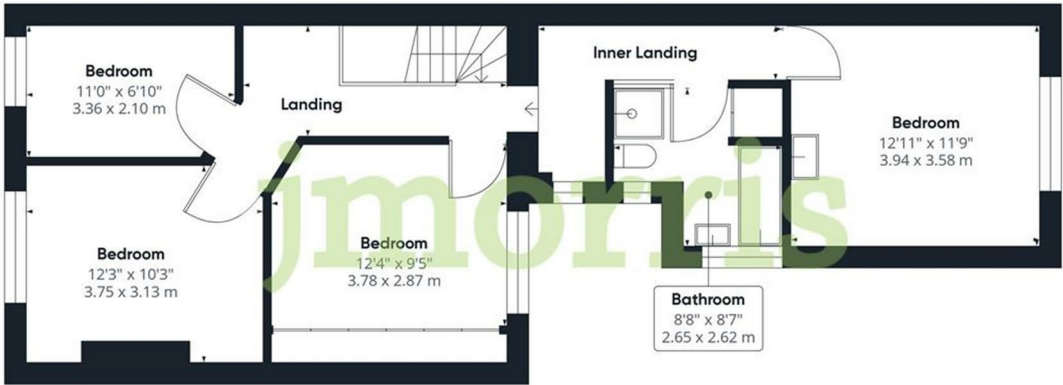
may also conduct a digital search to confirm your identity.

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



Floor 0

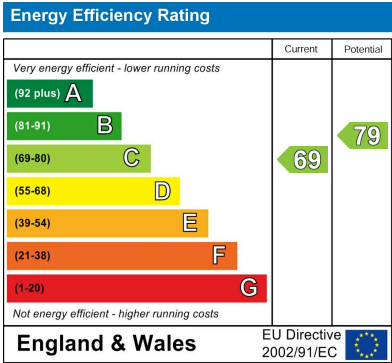


Floor 1

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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