



Oaklands, Whitland, SA34 0QL

Offers In The Region Of £275,000

A wonderfully modernised and beautifully presented detached bungalow with 3 bedrooms, providing exceptional accommodation ready for immediate living and boasting brand new fixtures and fittings, exterior double glazing and central heating. This lovely home is situated on a corner plot within the small town of Whitland, benefitting from off road car parking and an enclosed level lawn garden. A great home for young or old who wish to do no work and literally just move in. Viewing is strongly advised!

Situation

The property is situated in the small hamlet of Trevaughan, just outside the town of Whitland which provides a good range of high street shops and amenities to include a train station, Secondary and Primary schools, doctors surgery and mini market Co-Op. Located within good commuter distance of the County Towns of Carmarthen and Haverfordwest and a short drive to the Pembrokeshire coastline with popular beaches at Amroth, Saundersfoot and Tenby.

Accommodation

Double glazed front door with side screen opens into:

Entrance Hall



Built in airing cupboard, radiator, doors open to:

Lounge



Double glazed window to front, fireplace, radiator, double glazed sliding patio doors open to:

Conservatory



Double glazed windows around, external French doors to garden, tiled flooring.

Kitchen/Diner





Fitted with wall and base storage units, worktops, single drainer sink, 4 ring gas hob, electric oven, extractor hood over, integrated dish washer, double glazed window to rear, radiator, space for table and chairs, door to:

Utility



Wall mounted Worcester boiler, fitted worktop and storage cupboard, plumbing for washing machine, external double glazed stable door to rear, double glazed window to rear, door to:

Integral Garage

Up and over garage door to front, double glazed window to side, access to loft, power and lighting.

Bedroom 1



Double glazed windows to side and rear, radiator.

Bedroom 2



Double glazed window to front, radiator.

Bedroom 3



Double glazed window to front, radiator.

Shower Room



Comprising a large shower cubical, W.C, pedestal wash hand basin, radiator, frosted double glazed window to rear.

Externally



To the front of the bungalow is a hardstanding driveway providing ample off road car parking and turning space which also leads down the side of the bungalow and up to the garage. A gated pathway leads across the front and around to the far side where there is a good size level lawn that is well fenced. A pathway leads back down the rear and connects back to the side parking area.

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 and then over the zebra crossing. Turn right onto the shopping high street and proceed over the railway crossing and out to Trevaughan itself. The bungalow is easily found on the left hand side, as identified by our JJMorris for sale sign.

Utilities & Services.

Heating Source: Mains 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: ///president.hovered.valued

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 16mbps 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 - None & Data - None

O2 Voice - Limited & Data - Limited

Vodafone Voice - Limited & Data - Limited

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.

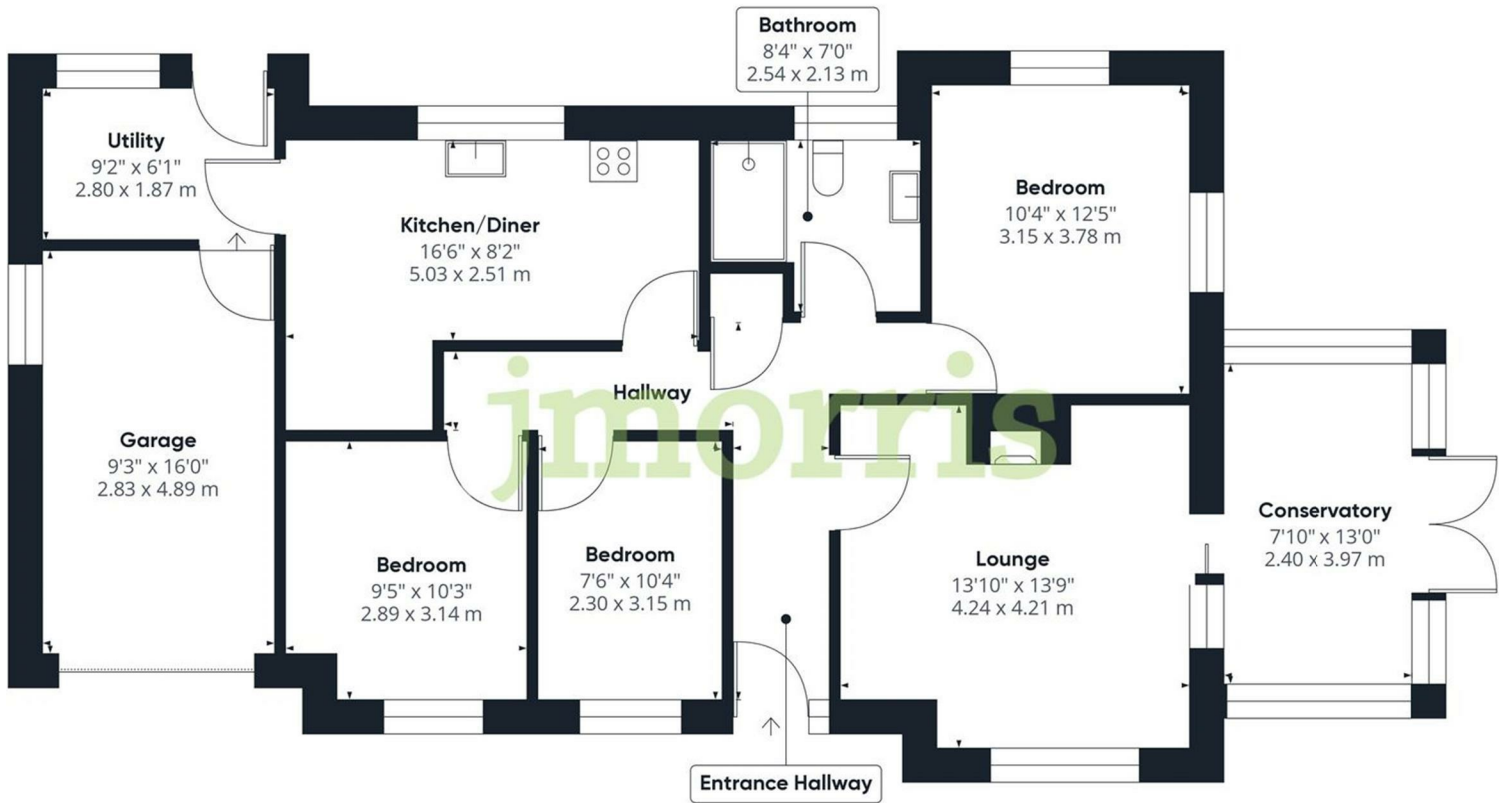
Anti Money Laundering and Ability To Purchase

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.

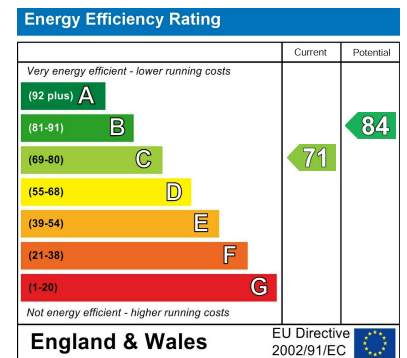
Floor Plan



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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorriss.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorriss.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorriss.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorriss.com