



6 Trevaughan Gardens, Whitland, SA34 0QW

Offers In The Region Of £199,950

A semi-detached 2 double bedroom bungalow, situated in a small residential cul-de-sac on the outskirts of Whitland town. The property has been recently improved and modernised to provide bright and appealing accommodation ready for immediate occupation with no onward chain. The property has a hardstanding driveway providing ample off road parking, plus front and rear level gardens of a manageable size. This would make an ideal home for a retired buyer or young couple/first time buyers.

Viewing is highly 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 opens into:

Entrance Hall



Built in airing cupboard, access to loft space, electric radiator, doors open to:

Kitchen



Fitted with a modern range of wall and base storage units, worktops, single drainer sink, 4 ring electric hob, extractor hood over, tiled splash backs, eye level electric oven, space for fridge-freezer, plumbing for washing machine, double glazed window to front.

Lounge / Diner



External double glazed French doors open to rear garden, electric radiator.

Bedroom 1



Double glazed window to rear, radiator.

Bedroom 2



Double glazed window to front, radiator.

Bathroom



Comprising a bath with electric shower over, W.C, wash hand basin set in vanity storage unit, frosted double glazed window to side, part tiled walls.

Externally



To the front of the property there is a level hard standing driveway providing off road car parking space and there are two lawn garden areas either side with a plant border. Side gated access leads down the side and to the rear where there is a lovely little garden with further lawn, patio, plant borders and timber garden shed.

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. Turn left into the residential cul-de-sac which has a name sign and the property is found in the far right corner, as identified by our JJMorris for sale sign.

Utilities & Services.

Heating Source: Electric

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///payback.offices.kickbacks

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 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 - Likely & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone Voice - Limited & Data - Limited

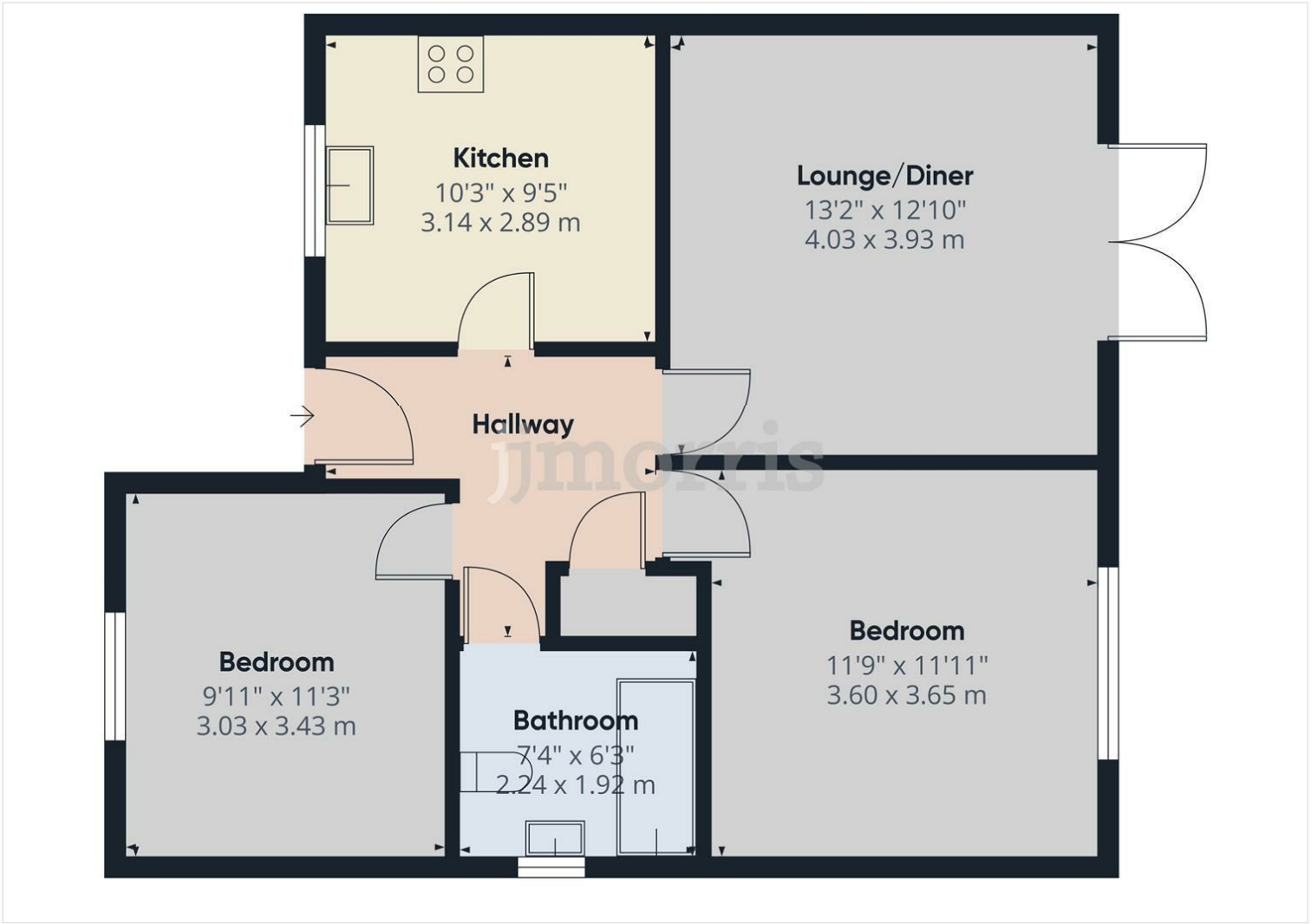
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Anti Money Laundering and Ability To Purchase

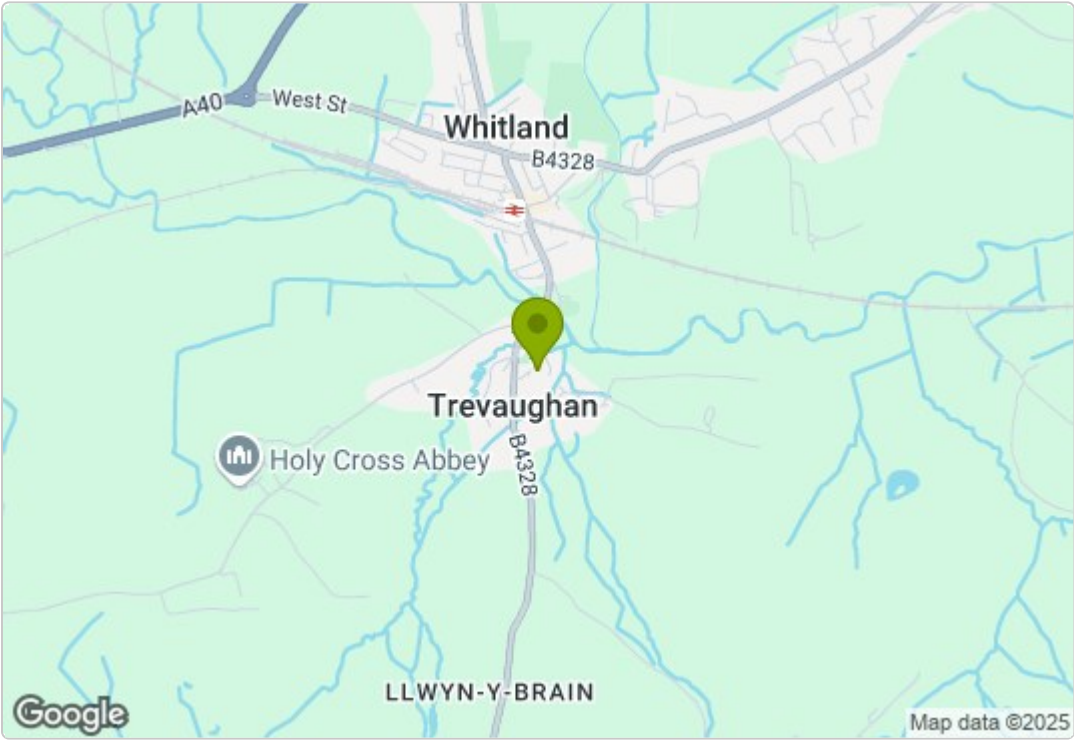
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

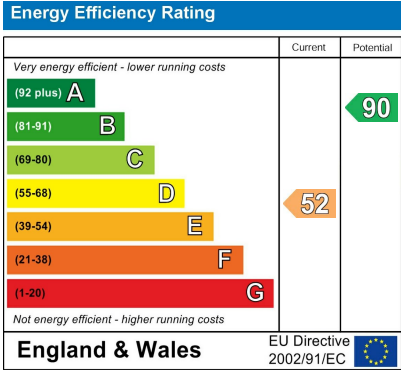
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.