



Gwydderig, North Road, Whitland, SA34 0BB

Offers In The Region Of £349,950

A large spacious detached family sized house of a traditional period age, situated conveniently within the popular town of Whitland, within walking distance of the local amenities. This fine property has a large rear garden, ample off road parking space and detached garage. The accommodation is of an excellent size, boasting an impressive kitchen/diner, 2 reception rooms, 2 bathrooms and 3 double bedrooms. From the rear upstairs, there are superb far reaching countryside views. Viewing is essential to appreciate the property size and style in its entirety, which would make an ideal family home.

Situation

The property is conveniently situated in the heart of Whitland town, within easy walking distance from a bus stop connecting to Carmarthen, and Whitland's good range of shops and services which includes a Co/Op mini market, doctors surgery, train station, primary/secondary schools and a traditional high street shopping parade. Whitland rests just off the A40 and is also therefore within an easy drive of the larger towns of Narberth, Carmarthen and Haverfordwest. The beautiful south coastline with array of beaches is only approximately 8 miles distant, with popular resorts at Saundersfoot, Tenby, Pendine etc.

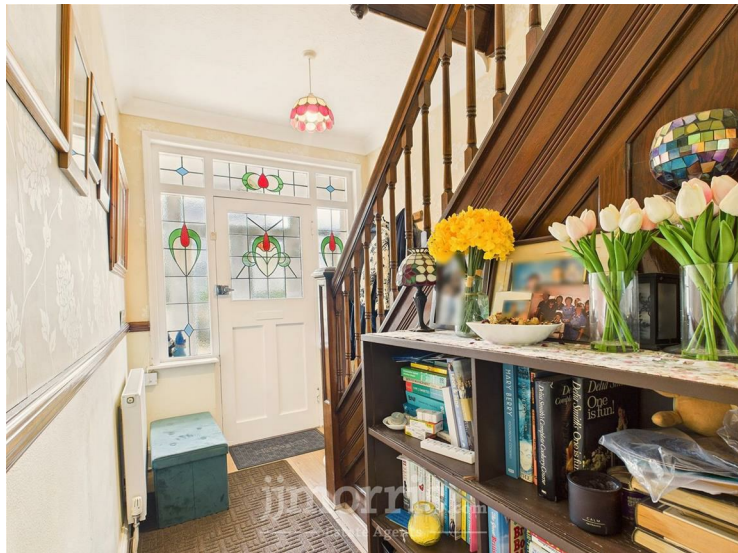
Accommodation

Double glazed French doors open into:

Entrance Porch

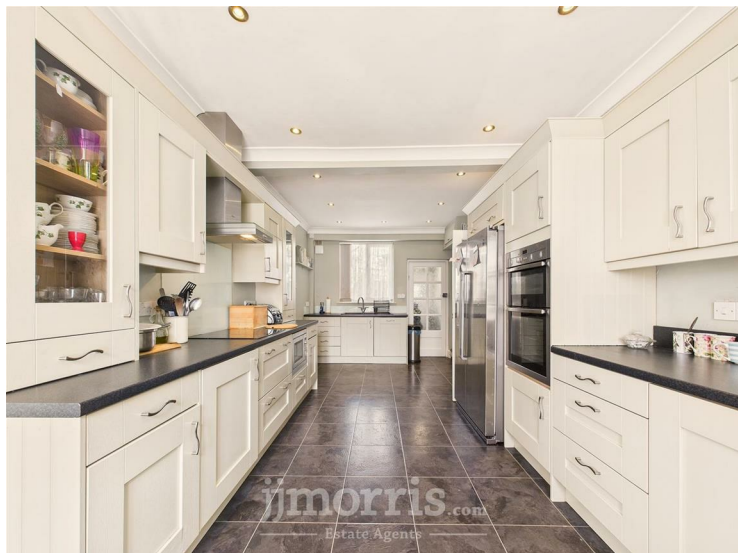
Quarry tiled flooring, double glazed windows, original front door with matching stained glass surround opens into:

Hallway



Stairs rise to first floor landing with understairs storage cupboard, radiator, doors to:

Kitchen/Diner



A large bright room with range of fitted wall and base storage units, worktops, eye level double oven, built in microwave oven, 4 ring electric hob with extractor hood over, single drainer one and a half bowl sink, integrated dish washer, space for American style fridge/freezer,

double glazed windows to both side aspects, radiators, doors to:

Utility

Worktop and single drainer sink, plumbing for washing machine, part tiled wall, double glazed window to rear, quarry tiled floor, sliding door to:

Shower Room

Comprising a corner shower cubicle, W.C, wash hand basin, heated towel radiator, frosted double glazed window to side.

Side Porch

Double glazed window, external double glazed door to side.

Conservatory



Double glazed windows around, external double glazed door to rear patio and garden, radiator.

Living Room



Double glazed box bay window to front aspect, brick fireplace with wood burning stove, radiator.

Dining Room



Double glazed box bay window to front aspect, fireplace, radiator.

First Floor Landing

Spindle balustrade, double glazed window to front, radiator, access to loft space, doors to:

Bedroom 1



Double glazed box bay window to front, radiator.

Bedroom 2



Double glazed box bay window to front, radiator.

Bedroom 3



Double glazed window to rear enjoying far reaching views, radiator, built in wardrobes.

Bathroom



Comprising a shower cubicle, bath, W.C, pedestal wash hand basin, heated towel radiator, frosted double glazed windows to side aspect, tiled walls.

Externally



The property is approached by a gated driveway which leads to the front and side of the house, providing ample off road parking space. there is a detached garage to the side and garden borders around. Access on both sides leads to the rear where there is a large patio, lawned garden, colourful flower beds, storage sheds, outside toilet and summer house. There is also rear gated vehicular access.

Directions

From Whitland, take the turning up North Road and pass the doctors surgery on the right and pass the secondary school on the left, where the property is then found a short distance further up on the left hand side, as identified by our JIMorris for sale sign.

Utilities & Services.

Heating Source: Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///reassured.overheat.trap

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 & Data - 78%

Three Voice & Data - 71%

O2 Voice & Data - 61%

Vodafone Voice & Data - 75%

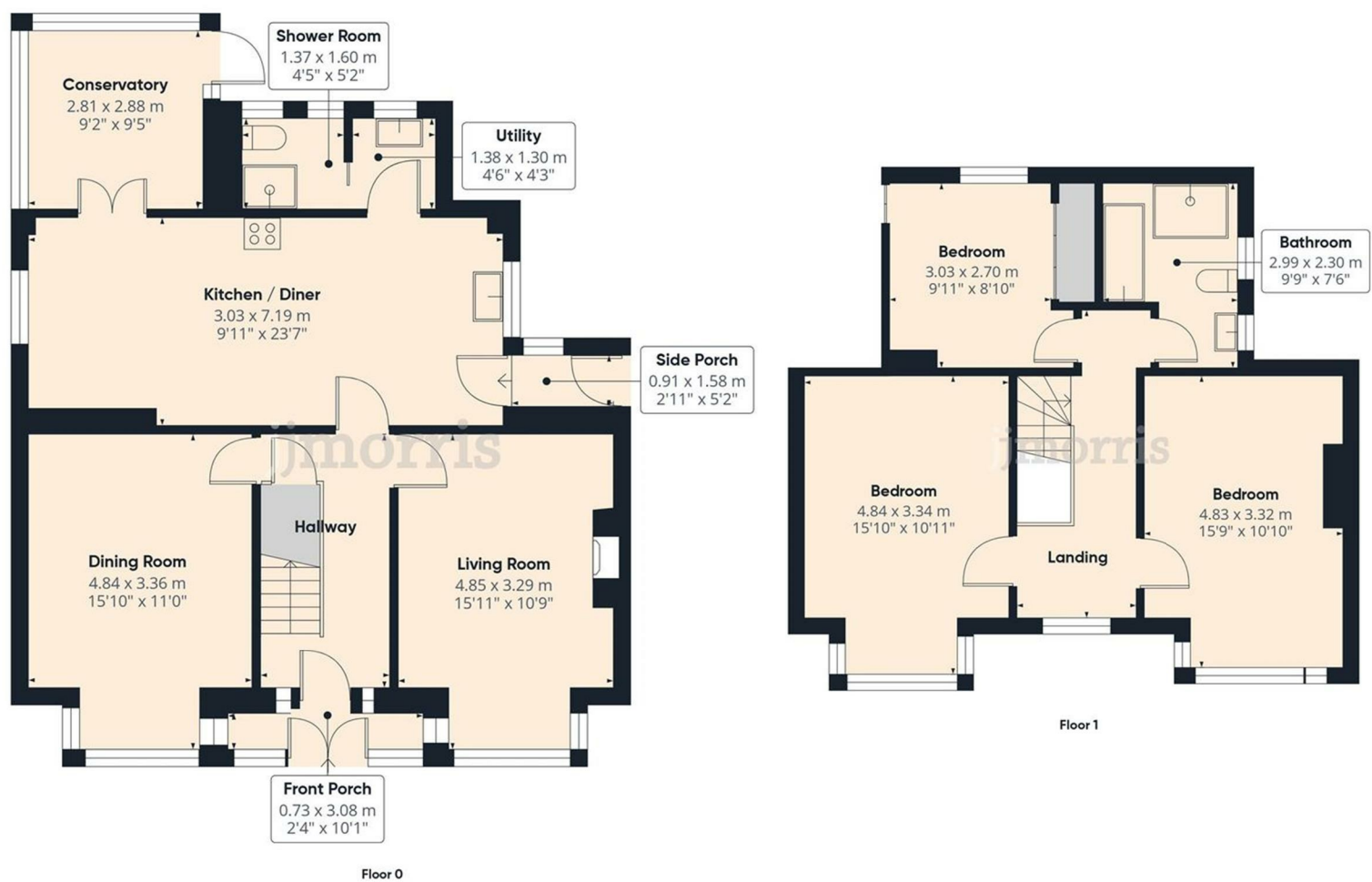
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Anti Money Laundering and Ability To Purchase

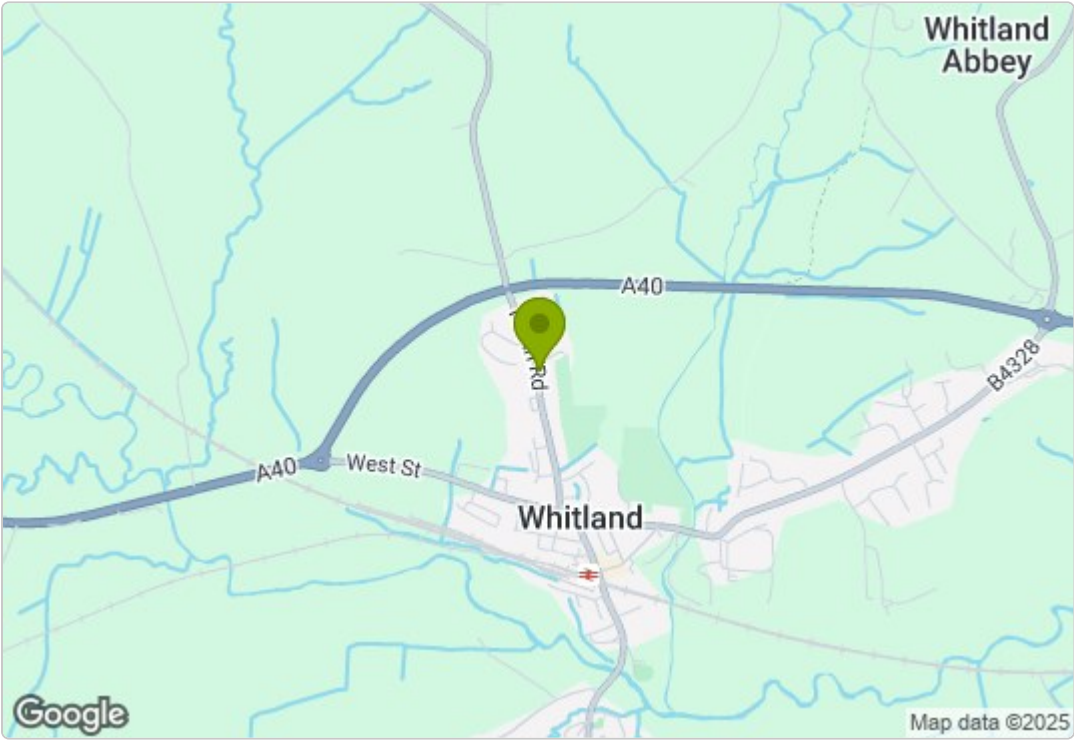
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

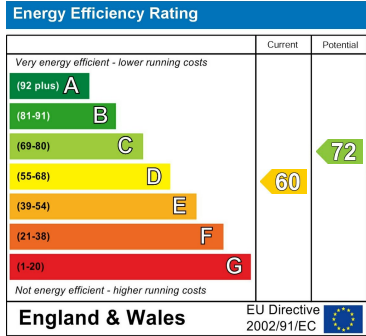
Floor Plan



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.