



Ger Y Nant, Whitland, SA34 0QL

Offers In The Region Of £379,950

A detached 4 bedroom bungalow offering well kept and neatly presented accommodation of an excellent size, situated in a lovely position, on a leafy tree-lined quiet road, just outside the popular and well serviced town of Whitland. The property boasts ample off road car parking space, an integral garage and level well tended front and rear gardens with open fields to its rear. The accommodation is generously sized and of a good layout, being very suitable for families and couples, offered for sale with no onward chain. Viewing is essential to appreciate how well kept and delightfully homely this lovely bungalow is.

Situation

The property is set back off a quiet minor leafy road, within the area of Trevaughan, just outside Whitland town, yet is easy within level walking distance to all of Whitland's many amenities which includes primary and secondary schooling, train station, doctors surgery and a traditional high street of shops catering for most every day needs as well as a co-op mini-market. The main A40 trunk road connecting to St Clears and Narberth bi-passes Whitland and provides easy car access to these towns and further afield.

Accommodation

Front door with side window opens into:

Entrance Hall



Built in cloaks and storage cupboards, access to loft, radiator, doors to:

Cloak Room



Comprising a W.C, pedestal wash hand basin, part tiled walls, frosted double glazed window to side, radiator, wood laminate floor.

Living Room



Double glazed window to front, fire surround with tv/entertainment shelving and open fireplace, radiators, glazed double doors to:

Kitchen / Diner



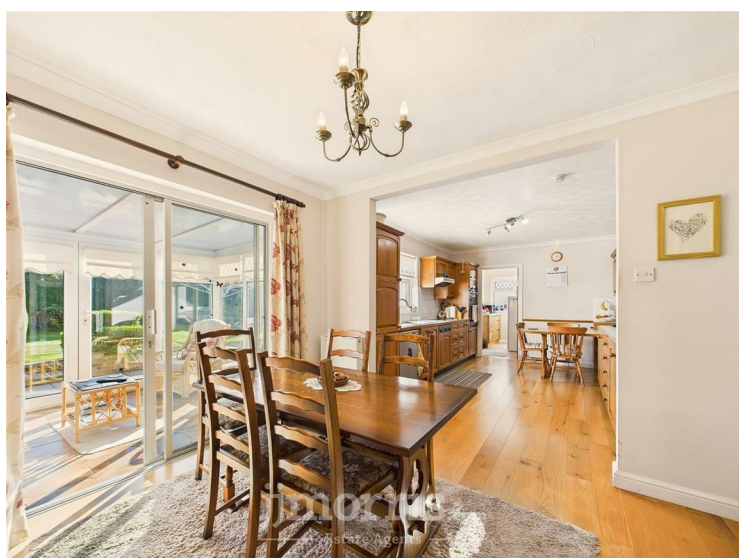


Conservatory



Double glazed windows around looking into the rear garden, double glazed external French doors, radiator, tiled flooring.

Lobby



Dining area with space for table and chairs, radiator, double glazed door to conservatory, door back to hallway, kitchen area fitted with a range of fitted wall and base storage units with worktops over, one and a half bowl single drainer sink, 4 ring electric hob, extractor hood, eye-level double oven, integrated dishwasher, space for fridge, breakfast bar with seating, radiator, double glazed window to rear overlooking the garden, oak flooring, door to lobby.



Tiled flooring, double glazed window to side, double glazed external door to rear garden, oil fired boiler serving the domestic hot water and central heating, space for white goods, doors to:

Utility

Double glazed window to rear, sink unit, plumbing for washing machine, space for white goods and appliances.

W.C

With double glazed window and wash hand basin.

Integral Garage



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

Bedroom 1



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

Bedroom 2



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

Bedroom 3



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

Bedroom 4



Double glazed window to side, radiator.

Bathroom



Comprising a bath, shower cubical, W.C, pedestal wash hand basin, tiled flooring, part tiled flooring, double glazed window to side, radiator, towel radiator.

Externally



To the front of the property there is a hardstanding tarmac driveway providing ample off road car parking space and access to the integral single garage. There is further parking down the side of the property, with easily enough room for several vehicles and even a motorhome or caravan. To the

rear there is a good sized well kept garden with sunny patio area, lawn, greenhouse and summerhouse.

Directions

Heading from Narberth, travel along the A40 towards St Clears and turn off at the first roundabout signposted for Whitland, Travel through the town, passing the fire station on your left and then over the zebra crossing, turning right onto the shopping high street and proceed over the railway crossing, out to Trevaughan. Turn left at the turning signposted Trevaughan (opposite the veterinary surgery) and this property is the third on the right hand side, as identified by our JIMorris for sale sign.

Utilities & Services.

Heating Source: Oil

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: ///meanwhile.nests.tangible

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available. 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

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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.



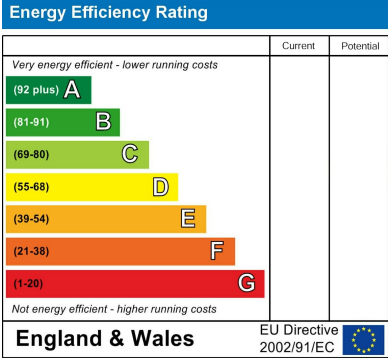
Floor Plan



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.

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