

NEW
INSTRUCTION



The Flat, 19 St. John Street, Whitland SA34 0AN

Offers in the region of £126,000

Spacious Property with Investment Potential

3/4 Double Bedrooms

Large Living Accommodation

Town Centre Location

Close to Transport Links

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

*****CHAIN FREE*****

Spacious 4 double bedroom first floor flat. Large bright lounge area. Some areas require upgrading but this is a large property in the centre of Whitland, close to public transport links to all areas. Potential for investors or first time buyers. This building was the Whitland branch of Lloyds Bank which closed some years ago. The manager's flat on the first floor together with the garage is for sale.

Situated in the centre of Whitland town in a convenient location midway between Carmarthen and Haverfordwest and conveniently located for Cardigan and the coastal towns of Tenby and Saundersfoot with Narberth being approximately 5 miles.

HALLWAY

Entrance to the Hallway, wall mounted gas boiler, doors to all rooms off long corridor

CLOAKROOM

Window to the rear, w/c

BATHROOM

Window to the side, w/c, wash hand basin, bath with shower over, extractor fan, heated towel rail.

KITCHEN

14'10 x 10'2 (4.52m x 3.10m)

Range of base and wall units, sink with drainer, space for freestanding cooker, radiator, window to the side, 2 walk in storage cupboards

LOUNGE

14'3 x 10'2 (4.34m x 3.10m)

Window to the rear, open fire place, radiator, decorative alcoves.

SITTING ROOM/ BEDROOM

19'8 x 10'7 max (5.99m x 3.23m max)

Radiator, open fire place, windows to the fore and side, spacious bright room.

BEDROOM

13'8 x 10'4 (4.17m x 3.15m)

Window to the fore, radiator, double bedroom

BEDROOM

12'1 x 11'0 (3.68m x 3.35m)

Window to the rear, radiator, double bedroom

BEDROOM

10'6 x 9'3 (3.20m x 2.82m)

Window to the side, radiator, double bedroom

GARAGE/STORAGE

19'5 x 9'10 (5.92m x 3.00m)

Area currently used for storage, but can be returned to former garage space.

EXTERNAL

Access from the rear yard via a metal stair case.

SERVICES

We have been advised that mains electricity, water and drainage are connected. Gas central heating.

VIEWING

By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisNarb or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

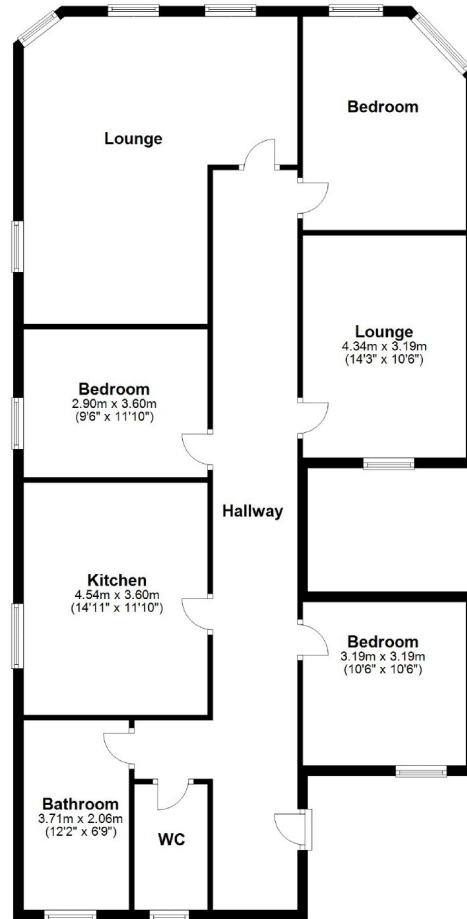
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Narberth head to the A40 at Penblewin Roundabout take the 3rd exit heading for Carmarthen at the next roundabout take the 2nd exit heading into Whitland at the Zebra crossing take the first right, number 19 is a short distance along on the right.

First Floor



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John.
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