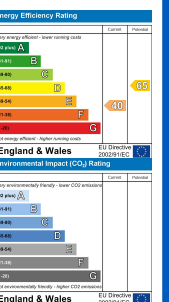


Newark Spring Gardens, Whitland, Carmarthenshire, SA34 0HL

- Detached House
- Three Receptions
- Charm & Character
- Garage & Ample Parking
- Viewing Recommended
- Four/Five Bedrooms
- Well Presented
- Garden
- Ideal Family Home
- EPC Rating: E

Offers In Excess Of £400,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Situated in the town of Whitland, early viewing is recommended to appreciate this four/five bedroom detached house, full of charm and character and offering family accommodation. Newark is positioned on a plot extending to approximately 0.33 acres, and we have been informed by the current owner that detailed planning had previously been in place to erect a detached four-bedroom house within the grounds of the property (Planning application number W/21094). Although this has now lapsed, it may be possible to reapply, providing potential purchasers with the opportunity to sell the land as a building plot.

The property is well appointed and briefly comprises: entrance hall, lounge, sitting room/bedroom, kitchen/diner, utility room, store room, and shower room. To the first floor are three bedrooms and a shower room. The second floor offers a further bedroom, bathroom, and store room.

Externally, the property benefits from a garden, workshop, and driveway parking.

LOCATION:
Whitland is a small town situated approximately 15 miles from Carmarthen. The town borders the river Taf, and the county of Pembrokeshire. The Taf can be fished with a permit, available locally. Whitland is fortunate to have its own railway station right in the town, with direct links to London, and the north, as well as local services. Whitland has 2 thriving schools, Post Office, shops, businesses, 3 pubs, cafe, and a restaurant just outside the town. Whitland also has the well known Hywel Dda interpretive centre, and just outside the town is Whitland Abbey, which can be seen by using the many footpaths that surround Whitland, especially the famous Landsker line.

Entrance Hallway

Lounge

Family Room / Bedroom

Kitchen/Diner

Rear Hallway

Pantry

Utility Room

Shower Room

FIRST FLOOR

Landing

Bedroom

Bedroom

Bedroom

Shower Room

SECOND FLOOR

Bedroom

Bathroom

Store Room



DIRECTIONS

From the St Clears roundabout continue on the A40 towards Whitland. At the next roundabout take the first exit into Whitland. Continue along the road until reaching the property on the left hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.