

View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: FREEHOLD

Tax: Band E  
Gas Central Heating.  
Mains Drainage

MPO/MPO/OK/03/24

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655



## Newark Spring Gardens, Whitland, Carmarthenshire, SA34 0HL

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

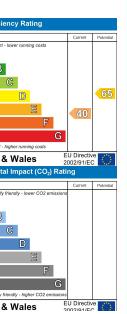
Offers In Excess Of £400,000

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***The Agent that goes the Extra Mile***





## 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.