



6 Intermediate Terrace, North Road, Whitland, SA34 0BA

Offers In The Region Of £259,950

An incredibly deceptive end-terraced traditional house which boasts many pleasing surprises, conveniently situated within the popular town of Whitland, close to amenities, schooling and good transport links. The current owners have lovingly improved and enhanced this home to provide very impressive and spacious accommodation with a blend of modern upgrades and charming features. There is a sizable level sunny garden, excellent garage/workshop with rear parking, a stunning kitchen/diner with bi-folding external doors, 2 sitting rooms, a ground floor shower and first floor bathroom, plus 2 bedrooms with potential for 4 by utilising the ample loft space, subject to building regulation approval. This really is a fantastic home which must be viewed to fully appreciate all that it offers.

Situation

The property is conveniently situated in the heart of Whitland town, within easy walking distance to a 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

Original open brick archway with frosted front door opens into:

Entrance Hall



Stairs rise to first floor, radiator, doors open to:

Sitting Room



Double glazed window to front, ornate open fireplace with oak surround, fitted side storage cupboards, radiator.

Living Room



Decorative fireplace housing a wood burning stove, side display storage cupboards, built in understairs storage cupboard, original French internal glazed doors and large opening both lead through to:

Kitchen Diner





Fitted with a range of wall and base storage cupboards with wooden work surfaces, single drainer sink, space for cooker, extractor hood, part tiled walls, door to utility/shower, dining area with twin Velux windows and double glazed bi-folding external doors to rear garden, underfloor heating (in this room only).

Utility/Shower Room



Comprising a shower cubical, pedestal wash hand basin, W.C, frosted double glazed window, Worcester gas fired boiler servicing the domestic hot water and central heating, fitted storage cupboard and worksurface, plumbing for washing machine, part tiled walls, heated towel radiator.

Landing



Spindle balustrade, double glazed window to rear, stairs to 2nd floor, doors to:

Bathroom



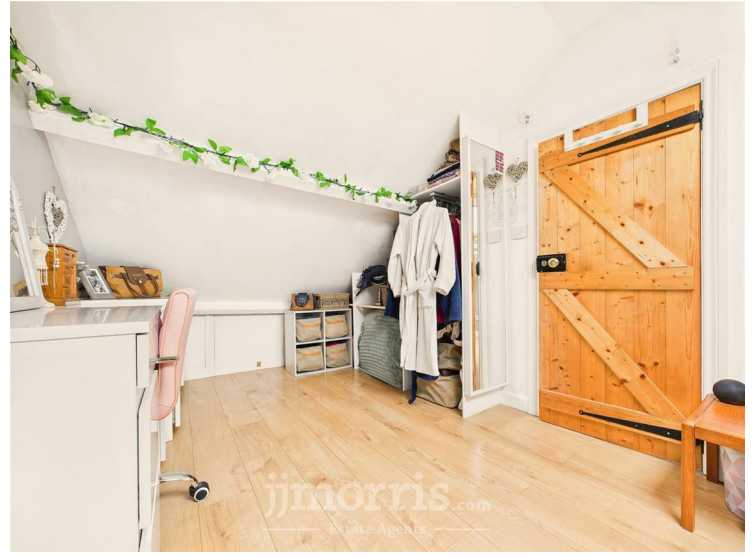
Comprising a bath with shower over, pedestal wash hand basin, W.C, double glazed window to rear, radiator, built in under stairs storage cupboard.

Bedroom 1



Ornate feature fireplace, double glazed window to front, radiator.

Store Room 1



Velux window, radiator.

Bedroom 2



Double glazed window to front, radiator.

Store Room 2



Velux window, radiator.

2nd Floor

Loft space providing 2 useful storage rooms with excellent potential for full conversion into 2 further bedrooms, subject to obtaining building regulation approval.

Externally





To the front of the property there is a small gated forecourt. To the rear there is a good sized enclosed level garden with lawn and patio. Fenced off area with storage shed and chicken run. Double glazed French doors open to:

Garage/Workshop



Electric up and over garage door to the rear and double glazed external pedestrian door, both leading to a rear driveway and off road parking area. Power and lighting connected, stairs to store room above. W.C in an under stairs cupboard.

Utilities & Services.

Heating Source: Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax: Band C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///bench.paraded.discusses

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps 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 - Limited & Data - Limited

Three Voice - Likely & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone Voice - Limited & Data - Limited

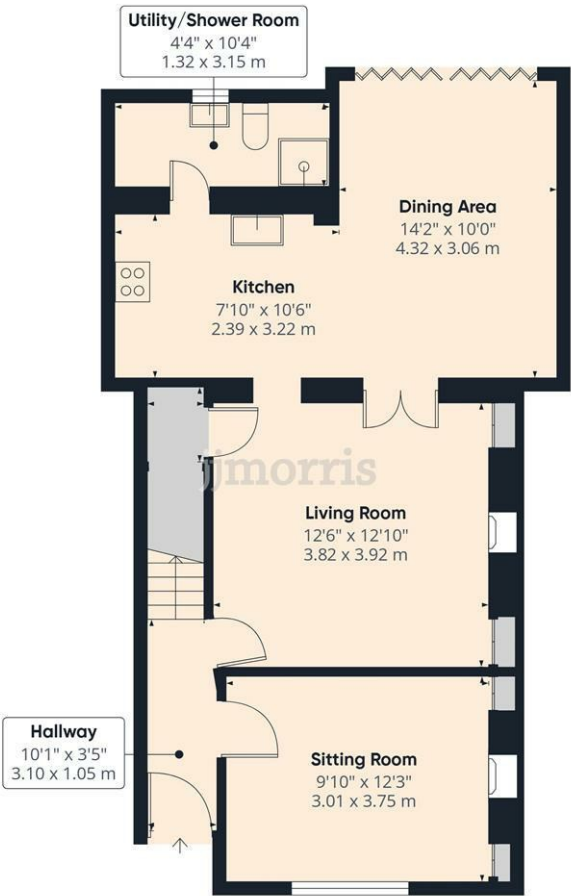
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

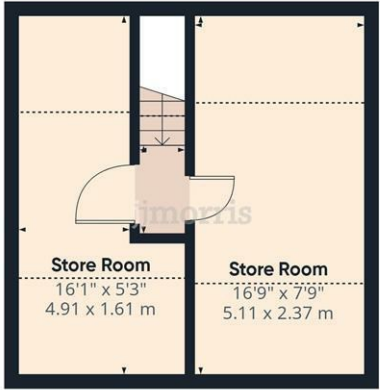
Floor Plan



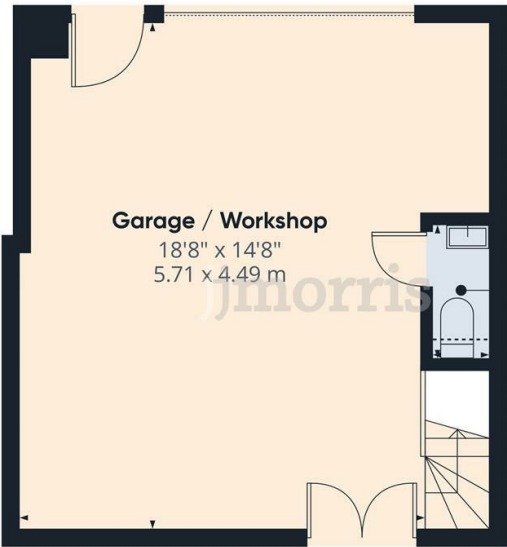
Floor 0 Building 1



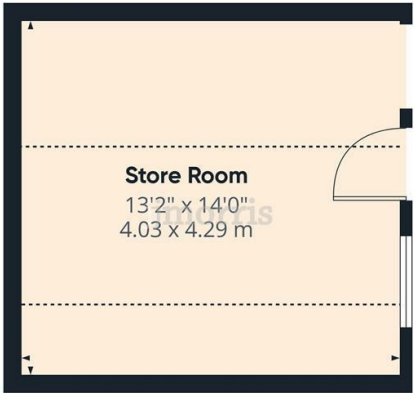
Floor 1 Building 1



Floor 2 Building 1

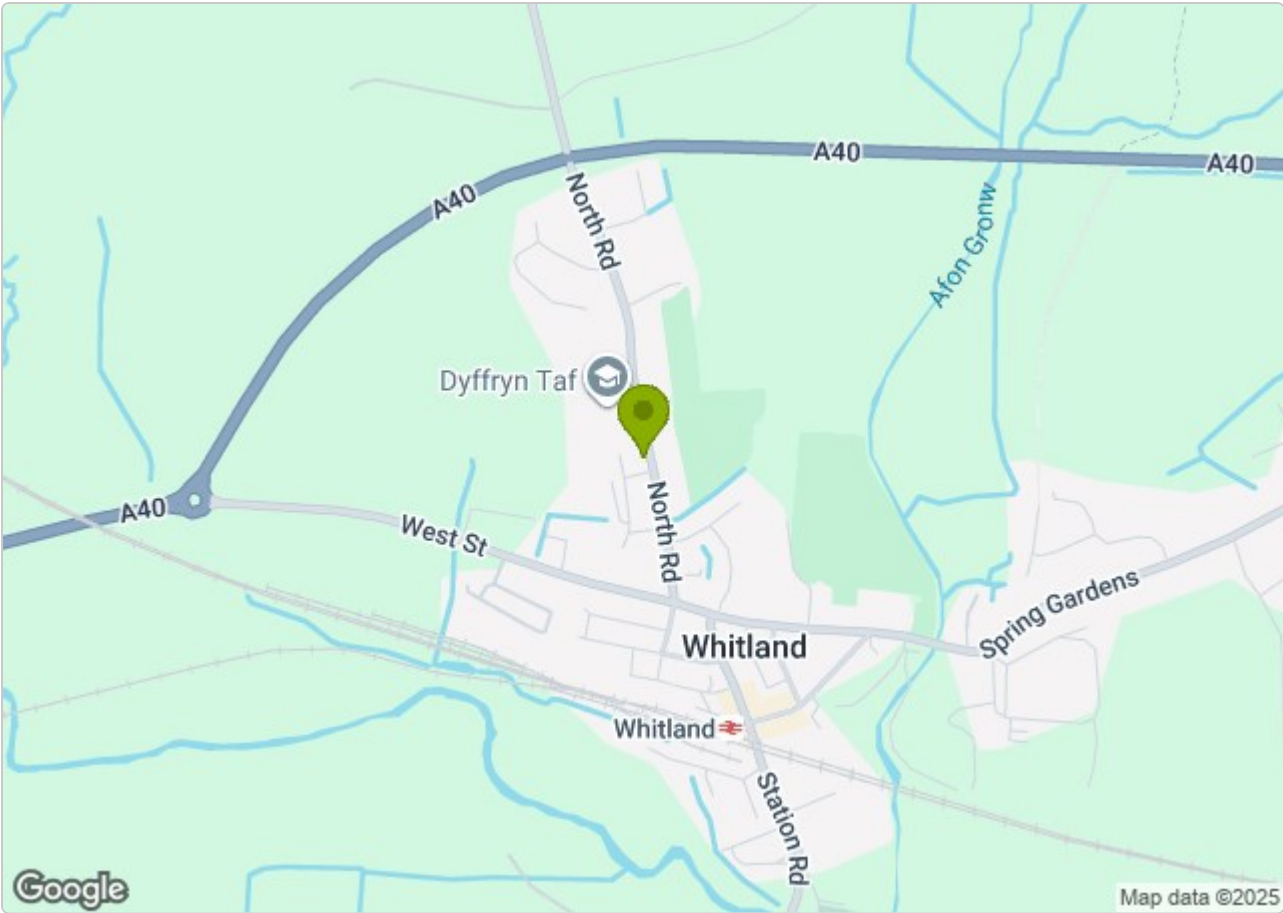


Floor 0 Building 2

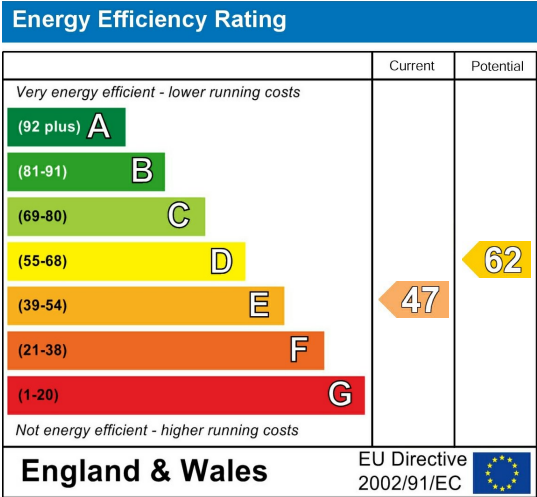


Floor 1 Building 2

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.