

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Tenure: We are advised FREEHOLD

Tax: Band D

Mains Drainage

Mains Gas

MPO/MPO/OK/11/24

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.

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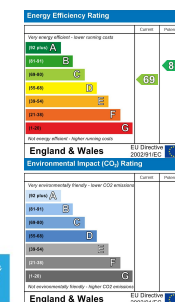


## Cartref North Road, Whitland, Carmarthenshire, SA34 0AY

- Detached Bungalow
- Master En Suite
- Close To Amenities
- Detached Garage
- Gas Central Heating
- Three Bedrooms
- Beautifully Presented Throughout
- Gardens
- Ample Driveway Parking
- EPC Rating: C

**£290,000**

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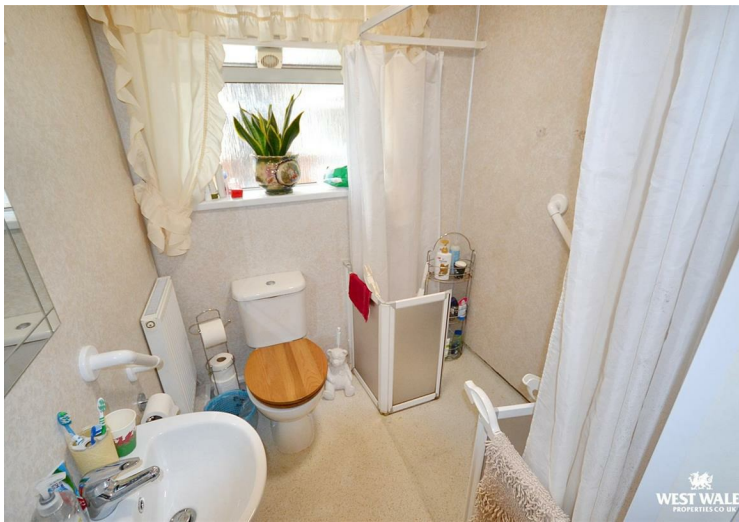




Cartref is a detached bungalow positioned in a sought after location of Whitland, on the outskirts of the town providing everyday amenities and necessities. The property is extremely well appointed offering ample accommodation, good size garden, ample driveway parking and detached garage. Early viewing is highly recommended to appreciate this delightful home that briefly comprises: Entrance hallway, lounge, kitchen/diner/snug, utility room, sun room, shower room, three bedrooms (Master En-suite facilities) and wet room. Externally; Well maintained gardens, detached garage, greenhouse and ample driveway parking. NO FORWARD CHAIN

#### 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.



#### DIRECTIONS

From the town of Narberth get onto the A40 and head towards Whitland passing through Llanddewi Velfrey. At the roundabout take the second exit into Whitland. Take the first left turn into North Road. Continue up North Road passing the Co-op and Doctors Surgery. Continue along North Road and over the bridge where the property is immediately on the right 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.