

# Terry Thomas & Co

## ESTATE AGENTS



## Lyndale Market Street, Whitland, SA34 0QB

Welcome to Lyndale, Market Street, Whitland – A Spacious Period Home in the Heart of Town

Situated in a charming town centre location, Lyndale offers an exciting opportunity to restore and enhance a generously proportioned period home. With four bedrooms, three reception rooms, and two bathrooms, this property provides ample space for a growing family or those seeking flexible living arrangements. Full of character, the home boasts a range of traditional features including original fireplaces, elegant picture rails, high ceilings, and bright, airy bay windows that flood the interior with natural light. These period details offer the perfect foundation for sympathetic restoration, allowing new owners to bring the property back to its former glory. Another standout benefit is the unrestricted parking available to the front—an increasingly rare advantage in such a central location.

Offered with no onward chain, this is a fantastic opportunity to secure a spacious home in the heart of Whitland, with endless potential to create something truly special.

**Offers in the region of £157,500**

# Lyndale Market Street , Whitland, SA34 0QB



## Ground floor

Autumn leaf uPVC double glazed entrance door leading to vestibule hallway.

## Vestibule hallway

Mosaic quarry tiled floor. Stained glass panelled windows over a former doorway leading to the hallway

## Hallway

25'4" x 5'9" (7.74m x 1.76m)

The hallway features a classic dado rail and the original staircase rising to the first floor, adding a touch of character and charm to the home. From here, doors lead through to both the lounge and sitting room, offering easy flow between the main living spaces. A single-panel radiator provides warmth, while a part double-glazed UPVC door at the rear of the hallway opens out to the garden. There is also access to the dining room from the hallway, enhancing the practicality of the layout.

## Lounge

13'4" x 14'5" into bay window to fore (4.08m x 4.4m into bay window to fore)

The sitting room is full of character and original charm, making it a perfect space for those looking to restore or enhance traditional features. A feature fireplace with a red brick surround serves as a focal point and offers the potential to create a cosy, period-inspired ambience. The bay window to the front, fitted with UPVC double glazing, not only floods the room with natural light but also preserves the classic proportions of the space. Additional original features include a picture rail and elegant Ogee coving, all contributing to the room's timeless appeal. This space offers an excellent foundation for sympathetic restoration, blending traditional elements with modern comforts.

## Sitting Room

13'3" x 12'11" (4.06m x 3.94m)

This room offers a wonderful opportunity to restore and highlight its traditional features. A beautiful slate fireplace with a cast iron inset and decorative tiled side plates serves as the centrepiece, adding period charm and character. A picture rail runs along the walls, preserving the room's original styling and

offering potential for a classic decorative finish. A UPVC double-glazed window to the rear allows for natural light and garden views, while a double-panelled radiator provides warmth. With its blend of original details and modern updates, this space is ideal for those looking to enhance the home's heritage appeal.

## Dining room

12'7" x 10'3" (3.86m x 3.14m)

This versatile space features a large UPVC double-glazed window to the side, allowing in plenty of natural light. The ceramic tiled floor adds durability and ease of maintenance, while a traditional feature fireplace offers a charming focal point, ideal for those looking to restore original character. A wall-mounted Worcester mains gas-fired boiler is also housed here, serving the property's heating and hot water systems efficiently. A double-panelled radiator ensures warmth, and a door leads conveniently through to the kitchen, making this room functional as well as full of potential.

## Kitchen

12'9" x 14'1" (3.91m x 4.31m)

This practical space is fitted with a range of base and eye-level units, providing useful storage and workspace. A sink with mixer tap fitment is positioned beneath a UPVC double-glazed window to the side, allowing in natural light. The ceramic tiled floor adds a clean and durable finish, ideal for everyday use. Plumbing is in place for a washing machine, and a single-panel radiator provides heating. A door leads through to the rear entrance hall, offering convenient access to the rest of the property and garden.

## Rear entrance hall

Part glazed door to rear garden. Door though to bathroom.

## Bathroom

8'11" x 6'9" (2.73m x 2.08m)

Panelled bath, pedestal wash hand basin and a low level WC. Double panelled radiator. uPVC double glazed windows to the side and rear.

## First floor, part galleried landing

At mezzanine level there is a door through to bathroom and Bedroom 1.

## Bathroom 'L' shaped

Low level WC, panelled bath and wash hand basin. Part tiled walls. Two autumn leaf uPVC double glazed windows to side. Double panelled radiator.

## Bedroom 1

10'2" x 7'7" (3.1m x 2.32m)

Single panel radiator. Dado rails and exposed floorboards.

## Rear bedroom 2

13'4" x 9'6" (4.07m x 2.9m)

## Front bedroom 3

18'4" into bay window to fore x 11'6" (5.59m into bay window to fore x 3.51m)

Bay window to fore having uPVC double glazing. Exposed timber floorboards. Single panelled radiator.

## Front bedroom 4

11'0" x 7'9" (3.37m x 2.37m)

uPVC double glazed window to fore. Double panelled radiator.

## Externally

Pathway to the side of the property which leads to a paved patio area and in turn to the rear garden. The rear garden adjoins playing fields.







## Floor Plan



**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** D

**Services:** Mains Electricity, Drainage, Water and Gas.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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