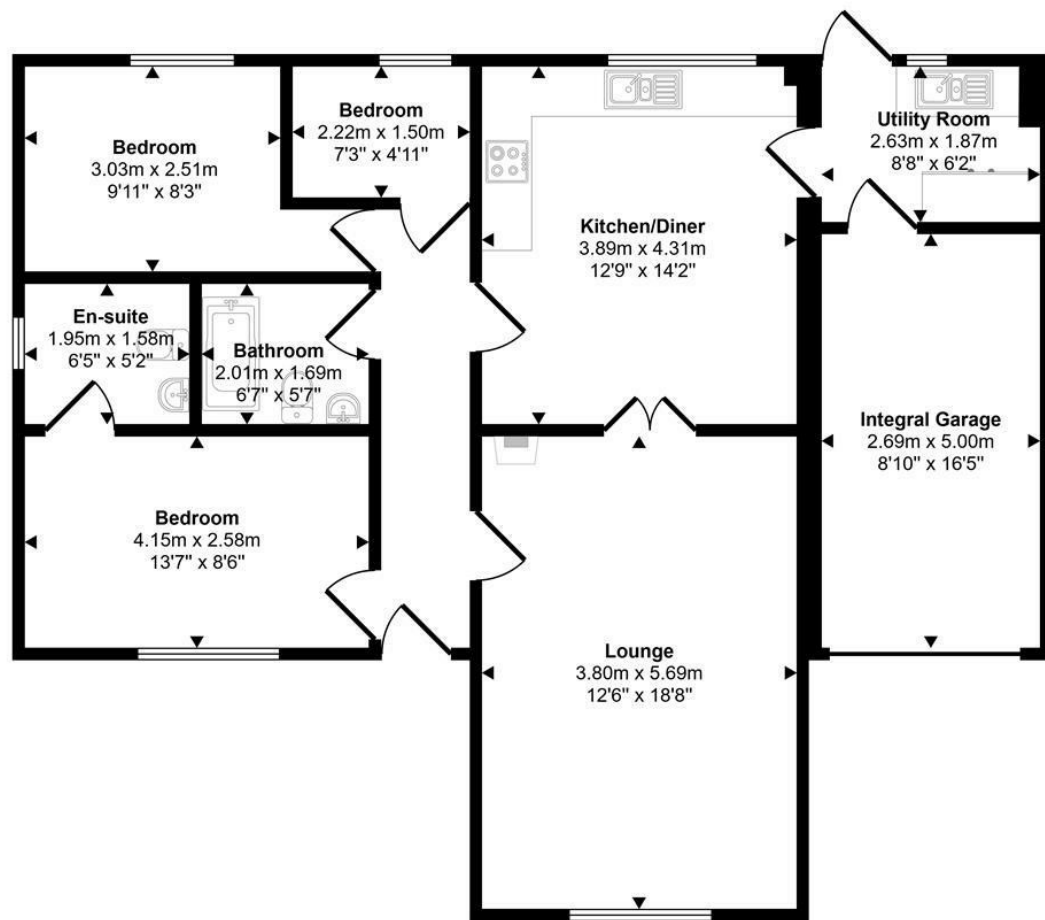


Approx Gross Internal Area
98 sq m / 1058 sq ft



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.

GENERAL INFORMATION

VIEWING: STRICTLY BY APPOINTMENT ONLY via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

MPO/MPO/03/25 OK

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

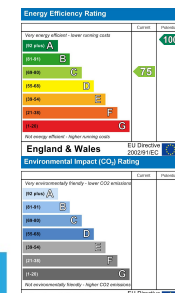


Elmbrook Llys Y Crofft, Whitland, Carmarthenshire, SA34 0HG

- Detached Bungalow
- Well Presented
- Studio
- Integral Garage
- Wood Burner
- Three Bedrooms
- Low Maintenance Gardens
- Close To Amenities
- Gas Central Heating
- EPC Rating: C

Offers In The Region Of £240,000

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

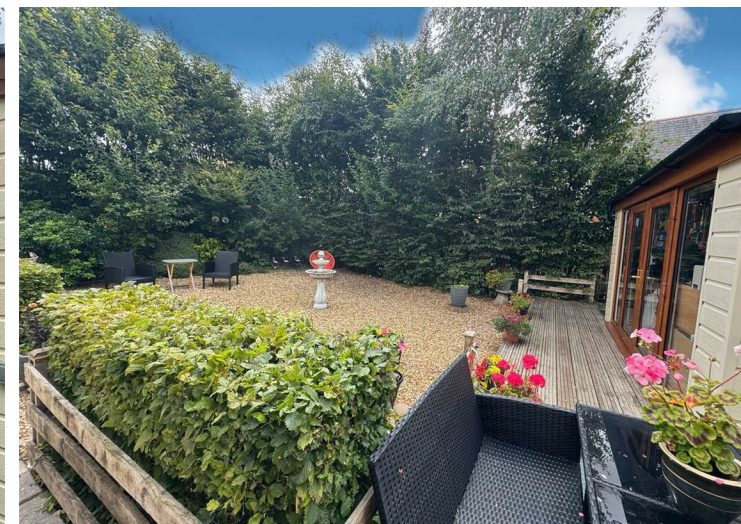


9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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The Agent that goes the Extra Mile

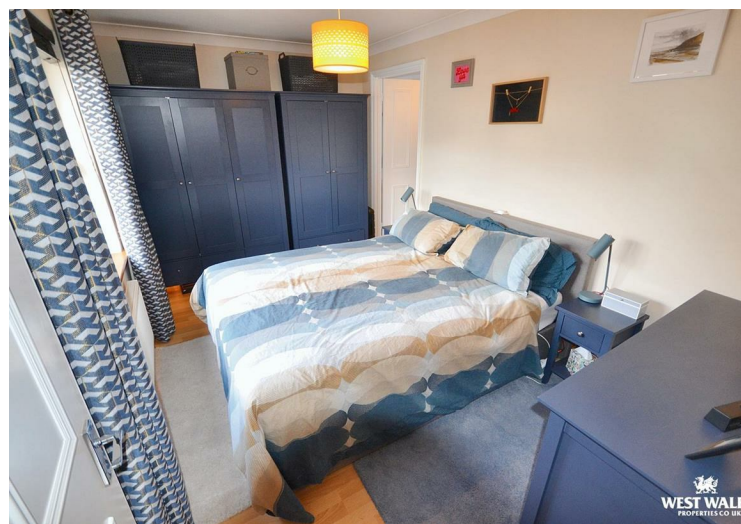




Presenting a three bedroom detached bungalow situated on the edge of popular town of Whitland providing everyday amenities and necessities .The property is extremely well presented and comprises: Entrance hallway, lounge, kitchen/diner, utility room, three bedrooms (Master En-suite) and bathroom. Externally: Low maintenance front garden, low maintenance enclosed rear garden, studio, integral garage and parking. Early viewing recommended.

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

At the roundabout by the Road House Restaurant at the Top of Whitland. Take the first exit off and continue down the road into Whitland until reaching the sign for Llys y Crofft on your Right hand side. Turn into the Cul de sac and proceed to to back of the development where Elmbrook can be found on the left hand side.

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