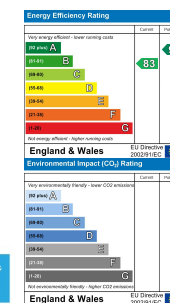




34 Gerddi Lingfield, Whitland, SA34 0BJ

- DETACHED BUNGALOW
- MASTER WITH EN-SUITE
- NHBC CERTIFICATE FOR APPROX 6 MORE YEARS
- GARAGE
- RURAL VIEWS TO THE REAR
- THREE BEDROOMS
- MODERN AND WELL PRESENTED
- AMPLE OFF ROAD PARKING
- FRONT AND REAR GARDENS
- EPC RATING B

£325,000



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

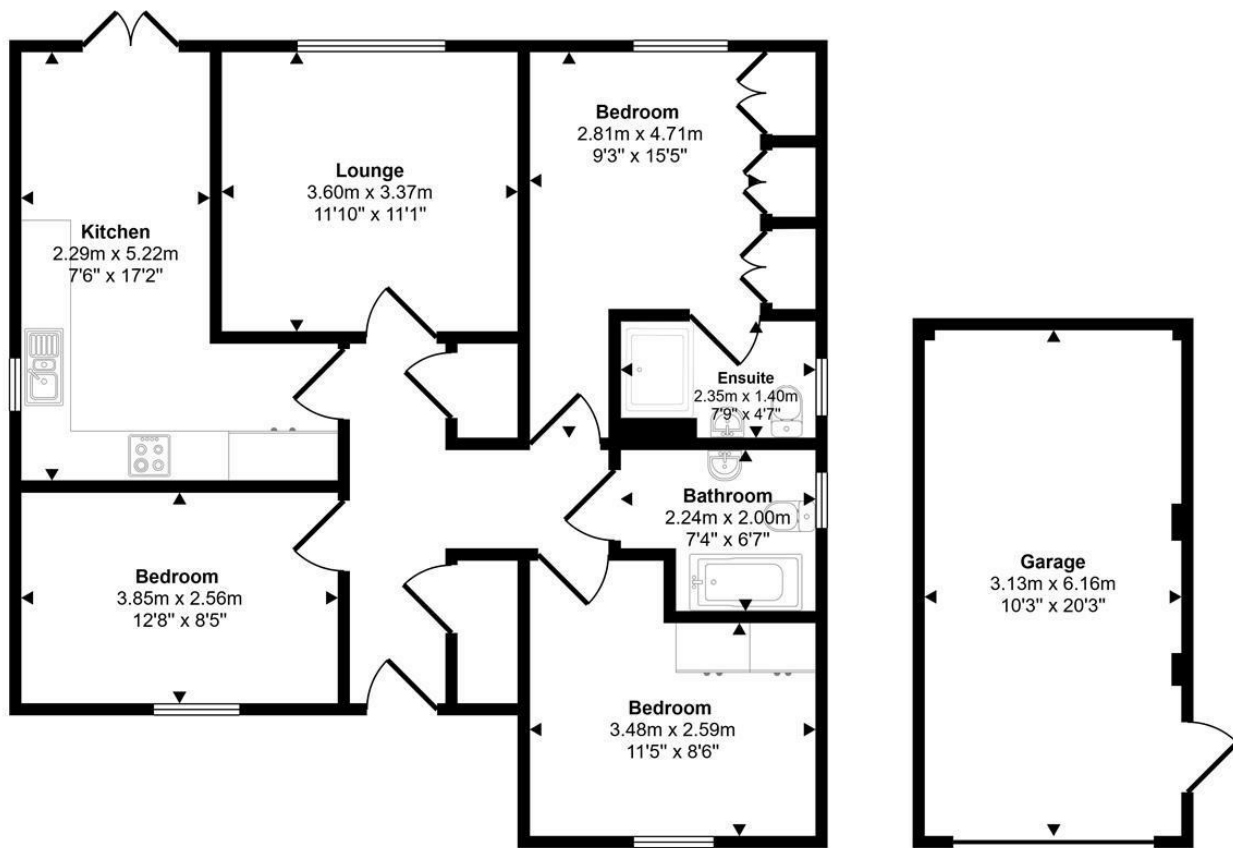


9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile



Approx Gross Internal Area
102 sq m / 1095 sq ft



Floorplan
Approx 82 sq m / 888 sq ft

Garage
Approx 19 sq m / 207 sq ft

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.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Private Drainage, Mains Electric, Mains Water, Mains Gas
HEATING: Gas
TAX Band: D
We would respectfully ask you to call our office before you view this property internally or externally
KAB/JP/DRAFT/05/26
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps
<https://www.facebook.com/westwalesproperties/>

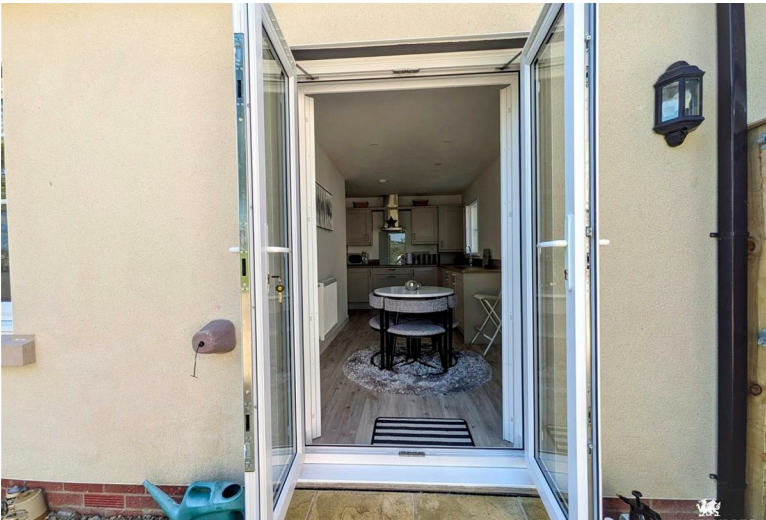
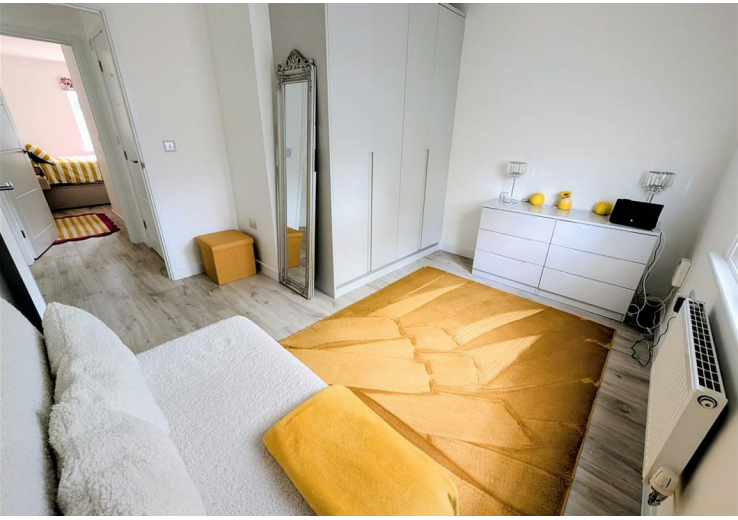
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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,

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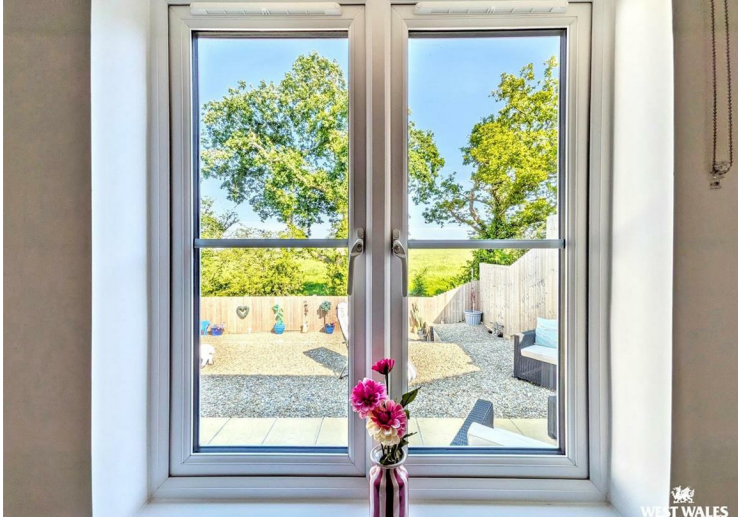


A beautifully presented three-bedroom detached bungalow in a cul-de-sac position, situated in the popular market town of Whitland, benefiting from a rear garden with attractive countryside views, a garage, and ample off-road parking.

The versatile accommodation offers three double bedrooms, including a principal bedroom with an en-suite shower room, a lounge, and a modern fitted kitchen, making the property ideal for a range of buyers.

Externally, the rear garden has been designed with low maintenance in mind, featuring patio and gravelled areas that provide excellent outdoor space for entertaining and relaxing while enjoying the picturesque outlook over the surrounding countryside. To the front, the property benefits from a front garden area and off-road parking for 3-4 vehicles, along with a detached garage with power and lighting. There is also a strip of land to the front of the property, which forms part of the title and could be used for planting or other purposes, together with an additional parking space at the end of this land.

Whitland is ideally located just off the A40, offering excellent transport links to Haverfordwest and Carmarthen. The town provides a variety of amenities, including shops, medical services, schools, and a train station. The popular coastal destinations of Amroth and Pendine Beach are both within approximately 9 miles of the property, offering easy access to beautiful sandy beaches and the stunning Pembrokeshire coastline.



DIRECTIONS

From our offices on Dark gate continue onto Lammas Street. Turn left onto Morfa Lane/B4312, then at the first roundabout take the second exit onto the A4242. At the next roundabout, take the second exit onto the A40 and continue on this road for about 9 minutes. Stay on the A40 at the following roundabout by taking the second exit, then continue for around 4 miles. At Llanboidy Road Roundabout, take the first exit onto Spring Gardens/B4328. Finally, turn right onto Gerddi Lingfield, where you will find your destination on the right hand side what3words: [///mirror.sock.motive](#)

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