

Terry Thomas & Co

ESTATE AGENTS



Westernville

West Street, Whitland, SA34 0AD

Welcome to this stunning semi-detached house located in the heart of the delightful town of Whitland. This property boasts spacious and airy reception room, four bedrooms, and three bathrooms, providing ample space for a growing family or those who love to entertain guests. The house has been tastefully refurbished and modernised, blending contemporary elements with traditional design features. The highlight of this property is the extension that has created a bright and spacious modern open plan kitchen/living space, perfect for family dinners or hosting gatherings with friends. Situated in the small town community of Whitland, you'll enjoy a tranquil lifestyle while still having access to all the amenities you need. With excellent transport links and benefiting from being a stones throw from beautiful Pembrokeshire coastlines.

Offers in excess of £259,950

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Entrance - Hallway

A UPVC double glazed door leads into the property with the hallway having a feature part exposed pointed stone wall. This continues up the dog leg staircase to the first floor. There is Oak finish, herringbone flooring throughout the hallway which also leads into the kitchen. Under floor heating runs throughout the whole of the ground floor. Door through to lounge.

Lounge

17'3" narrowing to 11'5" x 23'4" (5.27 narrowing to 3.50 x 7.13)

A light and bright room with an open way through to the kitchen/dining/family area. Walk-in under stair storage cupboard which houses the controls for the under floor heating. Again, Oak finish herringbone flooring throughout the lounge.

Kitchen/Dining/Family room

14'6" x 19'5" (4.44 x 5.93)

A stylish contemporary kitchen with navy door and drawer fronts and a matching island unit having an Oak work surface over. Fully integrated Dishwasher and fridge/freezer. Fan assisted Oven/Grill. Within the island unit there is 8'9" x 4'8" (2.67 x 1.44) a 4 ring induction hob. Bi-fold doors that lead out

to the rear South facing patio and gardens in turn. There is also a side entrance door.

Side entrance/Utility area

Having plumbing for washing machine and space for tumble dryer. Ceramic tiled floor. Wall mounted Worcester main gas fired boiler which serves the central heating system and heats the domestic water. Door leading out to the rear pathway and gardens.

Cloakroom

Having a close coupled economy flush WC, and a wash hand basin set within a vanity unit.

First floor - Landing area

With pull down ladder providing access to the loft space. Doors leading off to all bedrooms and bathroom. Walk-in airing cupboard with fitted shelves.

Rear Bedroom 1

19'5" x 14'5" (5.92 x 4.41)

Double glazed doors to rear having a Romeo & Juliet balcony.

En-suite

Corner shower enclosure with rain shower

fitment. Over shaped wash hand basin set within a vanity unit. Close coupled economy flush WC. Wall mounted chrome ladder towel radiator.

Rear Bedroom 2

8'2" x 8'5" (2.50 x 2.57)

Front Bedroom 3

12'0" x 9'1" (3.68 x 2.77)

Family Bathroom/Shower room

8'9" x 7'1" (2.69 x 2.16)

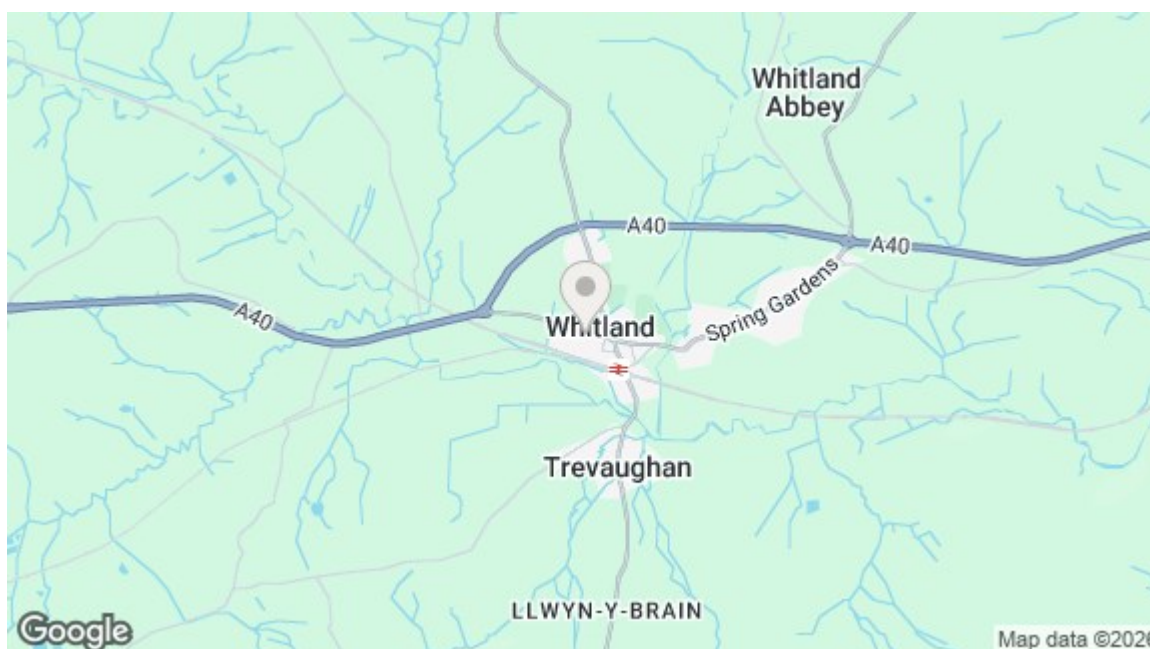
A four piece suite comprising an economy flush WC, a panel bath, an open walk-in shower with rain shower head and an oval shaped wash hand basin set within a vanity unit.

Bedroom 4

11'6" x 7'9" (3.51 x 2.38)

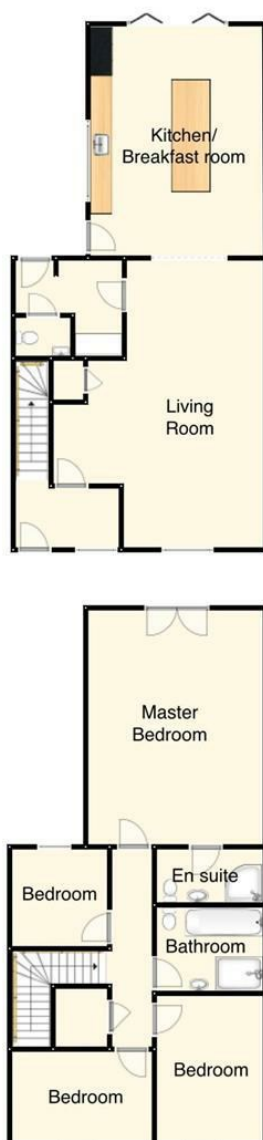
Externally

To the front of the property is a paved pathway with small forecourt, enclosed by a dwarf stone wall. To the rear of the property there is a lawn area and concrete hard standing providing additional parking. There is also a masonry built workshop/stores with external power points and lighting.





Floor Plan



Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: C

Services: Mains water, electricity and drainage.

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

