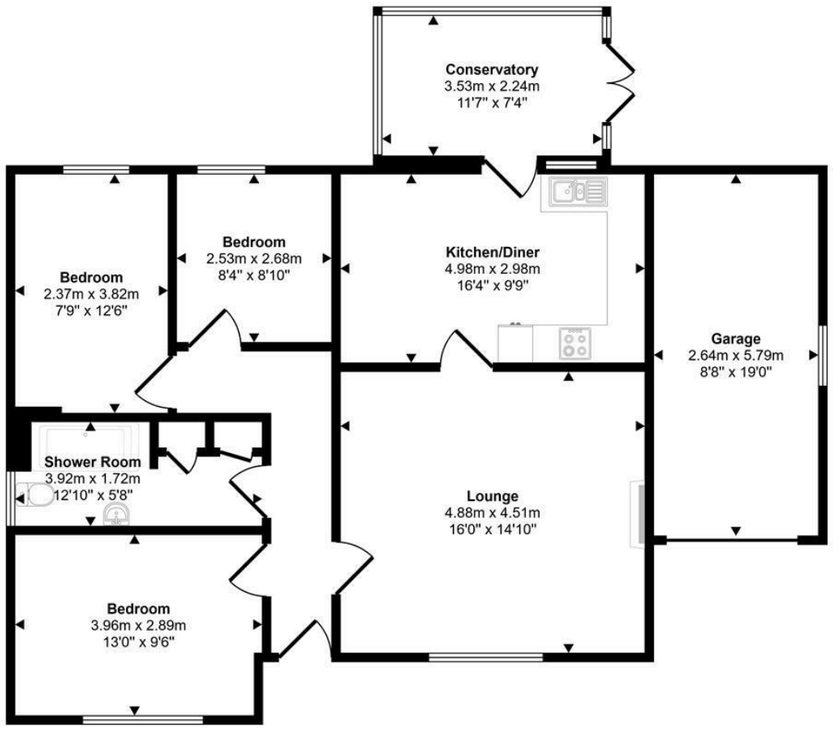
Approx Gross Internal Area
107 sq m / 1151 sq ft



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.

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: FREEHOLD
Tax: Band D
Gas Central Heating

MPO/MPO/OK/01/25

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.

WEST WALES PROPERTIES .CO.UK

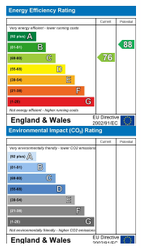
01267 236655
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES



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

- Detached Bungalow
- Well Presented
- Garage
- No Forward Chain
- Gas Central Heating
- Three Bedrooms
- Garden
- Close To Amenities
- Conservatory
- EPC Rating: C



£210,000

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



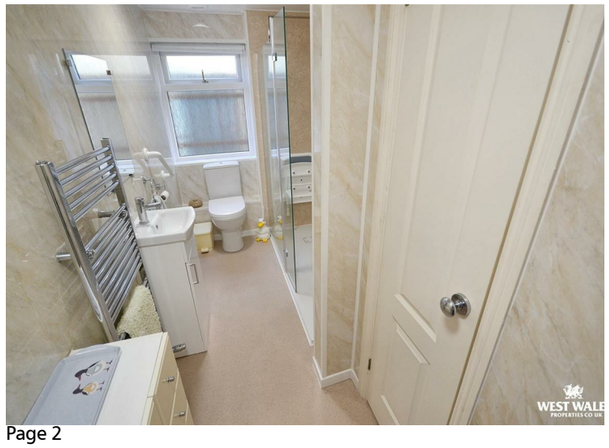


















NO FORWARD CHAIN

A three-bedroom detached bungalow situated on the edge of the popular town of Whitland, which offers everyday amenities and essential facilities. The property is well presented and briefly comprises: entrance hallway, lounge/diner, kitchen/diner, conservatory, three bedrooms, and a shower room.

Externally, there is an enclosed rear garden, garage, and parking. Early viewing is 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 number 20 can be found on the right hand side.

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