

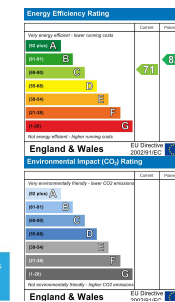


## Anchor House Market Street, Whitland, Carmarthenshire, SA34 0AJ

- SEMI-DETACHED HOUSE
- MODERN KITCHEN
- SUMMER HOUSE IN GARDEN
- WELL PRESENTED
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- IDEAL FIRST TIME BUY
- ON STREET PARKING
- EPC RATING: C

**Offers In The Region Of £180,000**

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



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**The Agent that goes the Extra Mile**



VIEWING: 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.

COUNCIL TAX: Band 'C'

HEATING: Gas

ref: CF/ LLE/MAY / 25/OK EJL

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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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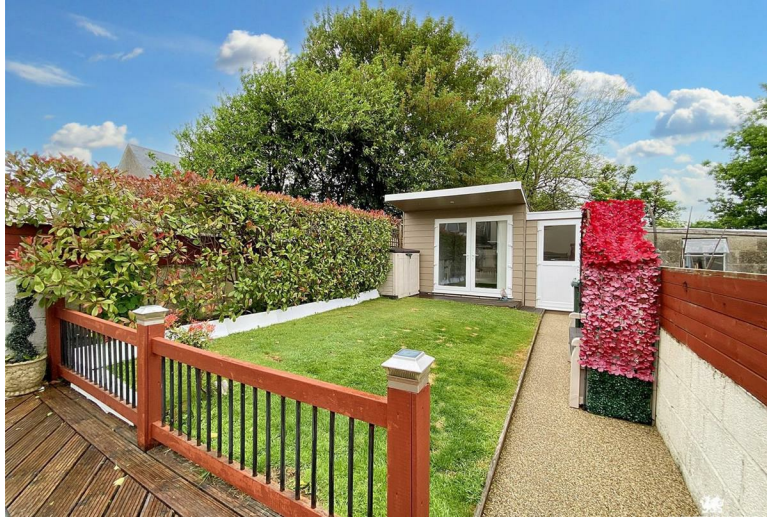


This well presented semi-detached house would make a brilliant investment property or first time buy. Situated in the heart of Whitland on Market Street, the property is conveniently located within walking distance to a variety of local shops, and public transport links.

The accommodation comprises; entrance hallway, living room with feature fireplace, kitchen/diner fitted with a range of modern appliances, a family bathroom and two double bedrooms. The property boasts a neutral decor throughout, and also has the added benefit of UPVC double glazing and gas central heating.

Externally, A side alley provides easy access to the rear garden. The garden is mainly laid to lawn and is home to a contemporary summerhouse, which provides a great space for relaxing during those summer months. The summerhouse is fitted with electricity and also provides a great space for additional storage. A patio and decking area provides space for outside seating, ideal for dining al fresco and enjoying BBQ'S in the summer.

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

From Carmarthen take the A40 towards Whitland. At Llanboidy Road Roundabout, take the 1st exit onto Spring Gardens/B4328. Continue onto Market Street, where the property will be on your right hand side. What/Three/Words:///scanning.zoom.shortens

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.