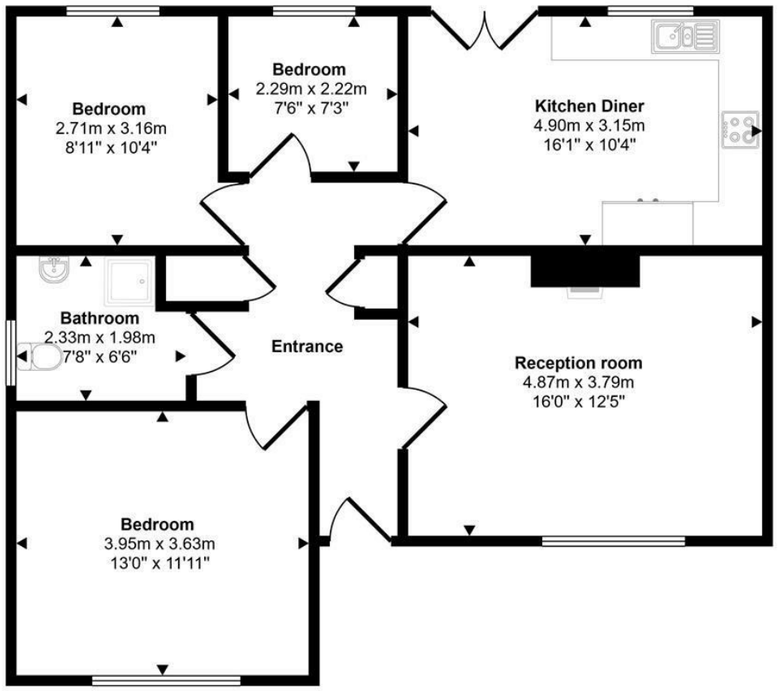
Approx Gross Internal Area
80 sq m / 863 sq ft



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: 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 C
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.
CFP/JTP/08/26 DRAFT

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

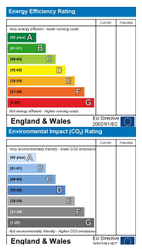
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

7 Trevaughan Gardens, Whitland, SA34 0QW

- DETACHED BUNGALOW
- OFF ROAD PARKING
- CHAIN FREE
- CLOSE TO LOCAL AMMENITIES
- HEATING-GAS
- THREE BEDROOMS
- REAR GARDEN
- CUL DE SAC LOCATION
- WELL PRESENTED
- EPC-TBC

£275,000



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

CHAIN FREE
Set within a cul-de-sac in the popular town of Whitland, this well presented detached bungalow combines comfortable single-storey living with a convenient location close to local shops and the train station. Being sold with no onward chain, the property offers three bedrooms, a family bathroom and bright, practical living spaces, with the kitchen featuring french doors that open onto the rear garden, creating a seamless connection between the indoor and outdoor space.

Outside, the property benefits from off-road parking to the front and a low maintenance rear garden perfect for relaxing and entertaining.
Whitland offers excellent road and rail links to both Carmarthen and Pembrokeshire, with the popular market town of Narberth approximately six miles away, making this an ideal location for those seeking convenience and connectivity.

Viewing highly recommended!

DIRECTIONS

From our Carmarthen office in Dark Gate, head out via Lammas Street before turning onto Morfa Lane (B4312). Continue to the A4242 and join the A40, following this road for approximately nine miles towards Whitland. At the Llanboidy Road roundabout, take the first exit onto the B4328 (Spring Gardens) and continue through Whitland, following the B4328 along St John Street. Turn left into Trevaughan Gardens, where the property can be found a short distance along on the left-hand side.
what3words:///relished.package.teach

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