Approx Gross Internal Area
128 sq m / 1381 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.

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: B
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/09/26 DRAFT CFP

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

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WEST WALES PROPERTIES .CO.UK

01267 236655
www.westwalesproperties.co.uk

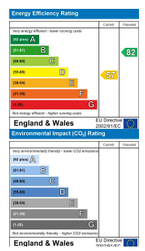
WEST WALES FINEST PROPERTIES



3 Ashgrove House Llangan Road, Whitland, SA34 0AG

- TERRACED HOUSE
- TWO RECEPTION ROOMS
- GARAGE
- CLOSE TO LOCAL AMMENTIES
- HEATING-GAS
- THREE BEDROOMS
- OFF ROAD PARKING
- FAMILY BATHROOM
- OUTBUILDINGS
- EPC-D

£199,000



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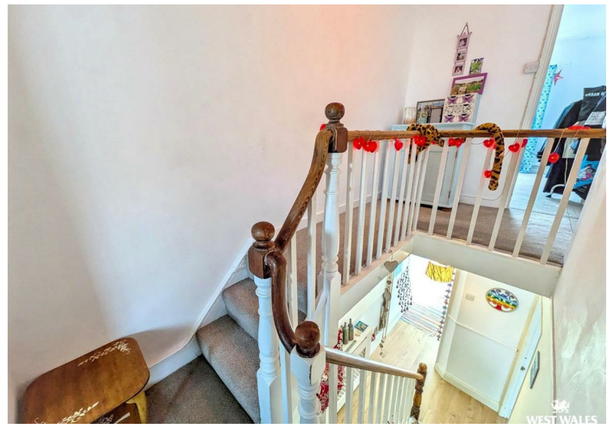
Located in the heart of Whitland, within walking distance of local shops, schools and the train station, this well-presented three-bedroom terraced house offers a practical layout with plenty to appeal to first-time buyers and families.

On entering the property, the lounge is positioned immediately to the left, providing a welcoming first reception room. Continuing along the hallway, you reach the second reception room, which leads through to the kitchen and benefits from patio doors opening directly onto the rear garden, creating a natural connection between the living and outside space.

Upstairs, the property offers three bedrooms alongside the family bathroom, providing comfortable accommodation for family living. Outside, the rear garden is complemented by a garage, off-road parking and additional outbuildings, offering useful storage and further practicality.

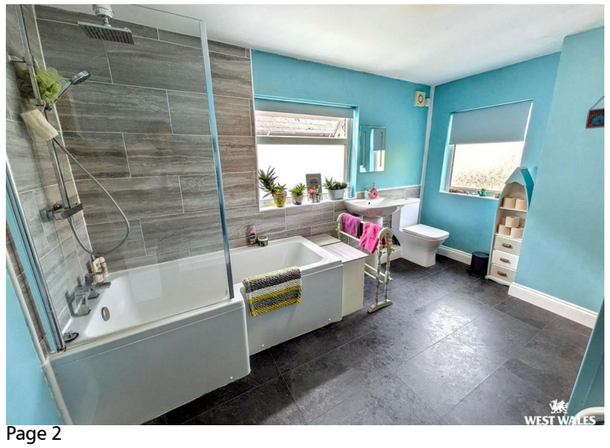
With its central Whitland location, versatile accommodation and useful outside space, this is a home that combines everyday convenience with plenty of features to appeal to a range of buyers.















DIRECTIONS

From Dark Gate in Carmarthen, head towards Heol Y Felin/Mill Street and continue onto Lammas Street. Turn left onto Morfa Lane/B4312, then at the roundabout take the second exit onto the A4242. At the next roundabout, take the second exit onto the A40. Continue along the A40 for approximately 5 miles, then at Llanboidy Road Roundabout take the first exit onto Spring Gardens/B4328. Continue to follow the B4328, then turn onto Llangan Road. The destination will be on the right. what3words:///version.cursing.stood

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