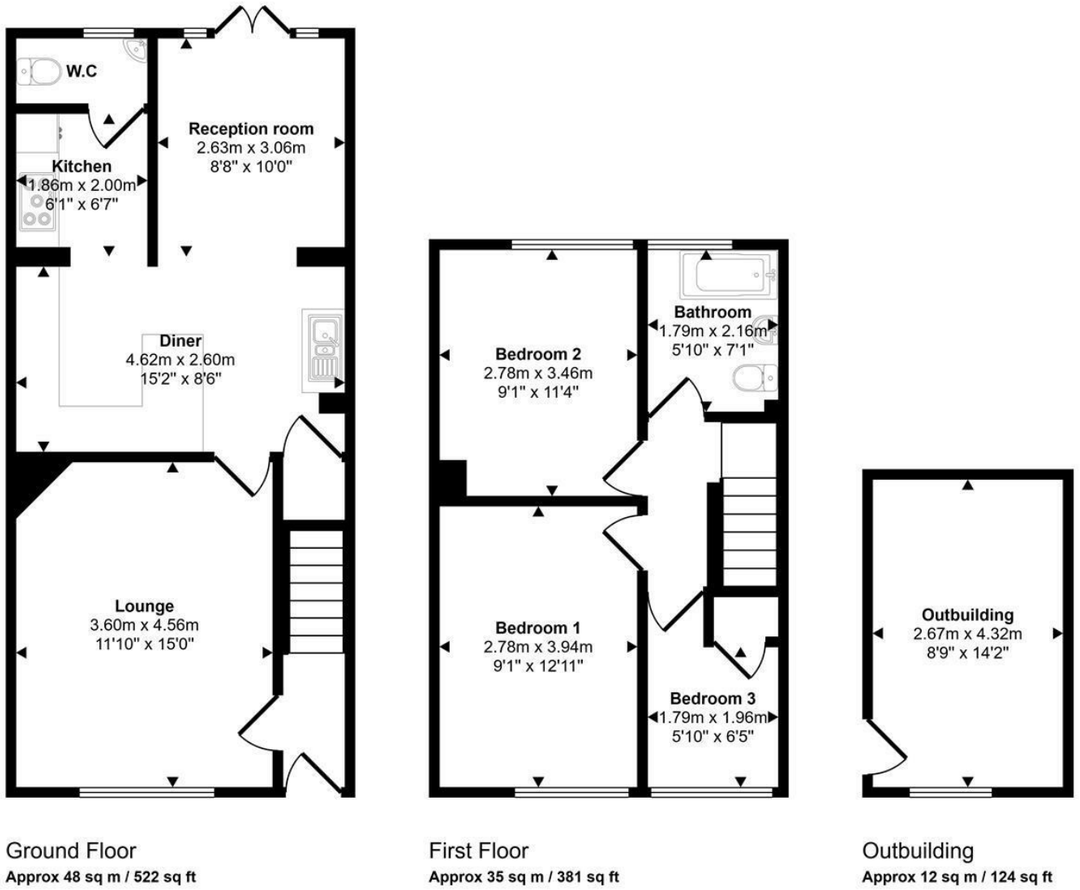


Ground Floor
Approx 48 sq m / 522 sq ft

First Floor
Approx 35 sq m / 381 sq ft

Outbuilding
Approx 12 sq m / 124 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: Band 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/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

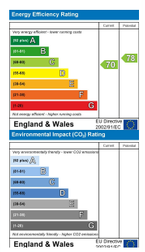
01267 236655
www.westwalesproperties.co.uk



4 Millfield, Whitland, Carmarthenshire, SA34 0QN

- END TERRACE HOUSE
- THREE BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDEN INCLUDING OUTBUILDING
- HEATING-GAS
- NO CHAIN
- TWO RECEPTION ROOMS
- OFF-ROAD PARKING
- WELL PRESENTED THROUGHOUT
- EPC-C

£195,000



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The Agent that goes the Extra Mile







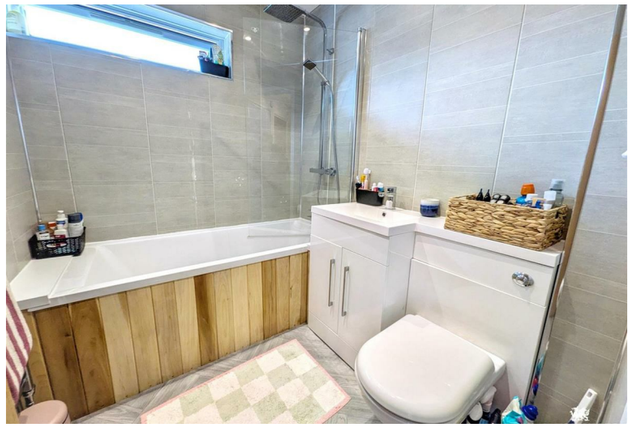














NO ONWARD CHAIN

This well-presented end-terrace house represents a fantastic opportunity for both first-time buyers and families and is close to local amenities.

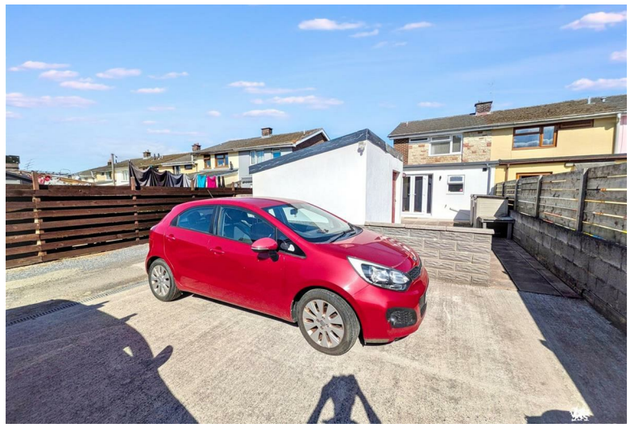
With three bedrooms, two reception rooms, a downstairs W.C. and a family bathroom, the property provides plenty of flexibility for growing families, while also offering first-time buyers the opportunity to step onto the property ladder with a home that has room to grow.

Outside, the property benefits from front and rear gardens, providing useful space for children to play, outdoor entertaining or simply enjoying the warmer months. An outbuilding offers valuable additional storage, while off-road parking adds further convenience. Available via separate negotiation is a detached garage which is located within close proximity to the property.

The property is ideally positioned for family life, with easy access to the amenities and facilities of Whitland. The town provides a useful range of everyday amenities, including shops, cafes, schools and local services, while its railway station offers convenient connections towards Carmarthen and Haverfordwest. The surrounding area also provides plenty of opportunities to enjoy the West Wales countryside, with beautiful beaches, coastal walks and scenic rural locations all within easy reach.

Offered for sale with no onward chain, this is a fantastic opportunity to purchase a versatile and well-located home that would make an excellent choice for a first-time buyer, young family or anyone looking for a comfortable home with scope to grow.







DIRECTIONS

From our Carmarthen office on Dark Gate, continue onto Lammas Street and follow the B4312 towards the A40. Join the A40 towards St Clears and continue for approximately 9 miles. Take the exit towards Llanboidy, following the B4328 through Spring Gardens and onto St John Street. Continue for around half a mile, where 4 Millfield will be on the right. what3words: ///marathons.insist.outlined

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