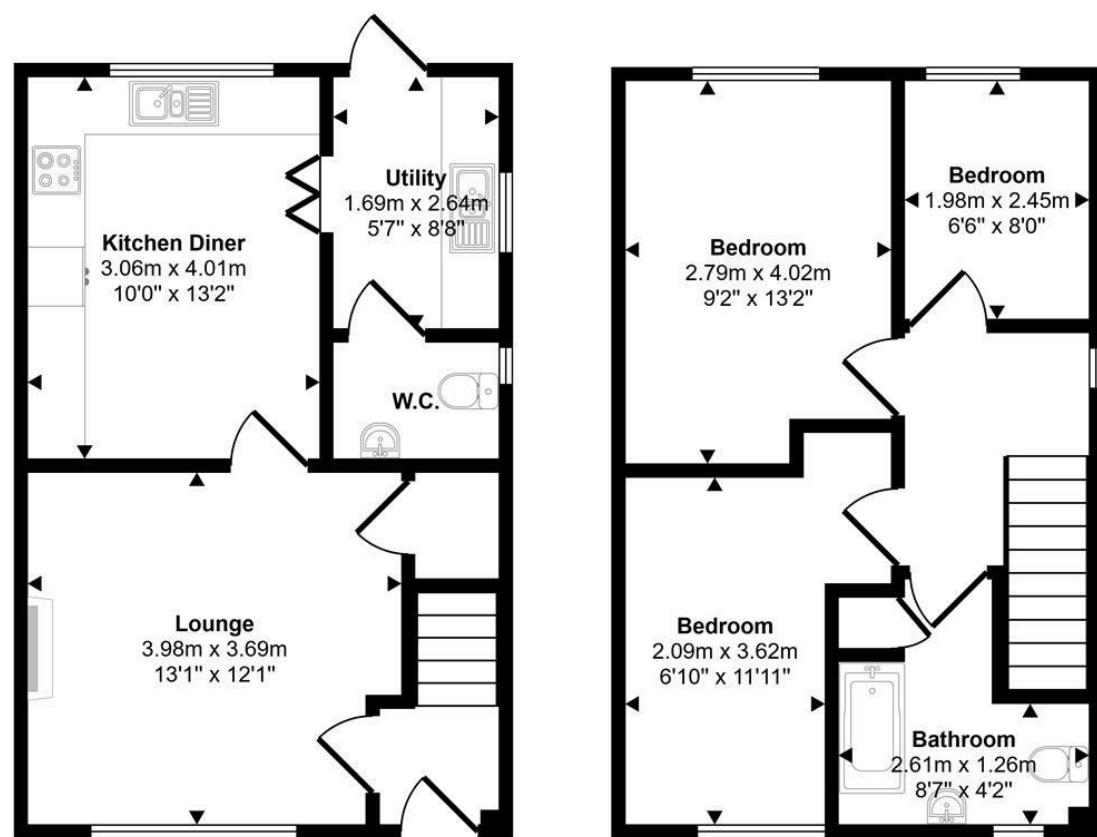


Approx Gross Internal Area  
77 sq m / 825 sq ft



Ground Floor  
Approx 39 sq m / 416 sq ft

First Floor  
Approx 38 sq m / 409 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: D

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/CFP 04/26 OK

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

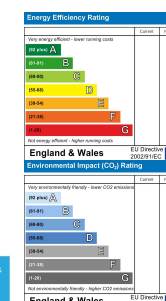


**17 Llys Y Brenin, Whitland, SA34 0AQ**

- SEMI-DETACHED HOUSE
- OFF-ROAD PARKING
- KITCHEN/DINER
- WELL PRESENTED
- HEATING - GAS
- THREE BEDROOMS
- REAR GARDEN
- UTILITY ROOM
- CUL-DE-SAC LOCATION
- EPC - TBC

**£225,000**

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





Located in the popular residential development of Llys Y Brenin, this well-maintained three-bedroom property offers comfortable and practical accommodation, ideal for first-time buyers, families, or investors.

The ground floor features an inviting lounge to the front, leading through to a kitchen/diner at the rear, providing a great space for everyday living and dining. The kitchen also benefits from access to a separate utility room and a convenient ground floor W.C.

Upstairs, there are three bedrooms, including two doubles and a third single room, which could also be used as a home office or nursery. A family bathroom serves the first floor.

Externally, the property benefits from off-road parking for two vehicles to the front. To the rear, the enclosed garden has been thoughtfully arranged with a patio seating area and a lawn, offering an ideal space for both relaxing and outdoor dining. Additional areas to the side provide useful storage options, and there is the added benefit of side access.

Whitland provides a good range of local amenities, including a train station with links to Carmarthen, primary and secondary schools, a doctor's surgery, and a traditional parade of shops. The town is just off the A40, giving easy access to Narberth, Carmarthen, and Haverfordwest, all of which offer a wider selection of shops, services, and facilities.

A great opportunity to purchase a well-located home in a convenient setting.



### DIRECTIONS

From our office in Carmarthen, head onto Lammas Street, then turn left onto Morfa Lane (B4312). At the roundabouts, take the second exit onto the A4242 and then the A40, following it for several miles. At Llanboidy Road Roundabout, take the first exit onto the B4328, then turn right onto Llys Y Brenin, where your destination will be just ahead.

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