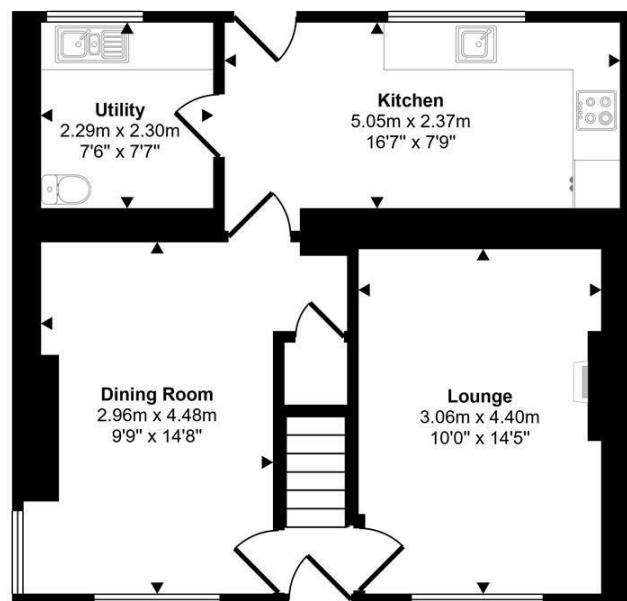
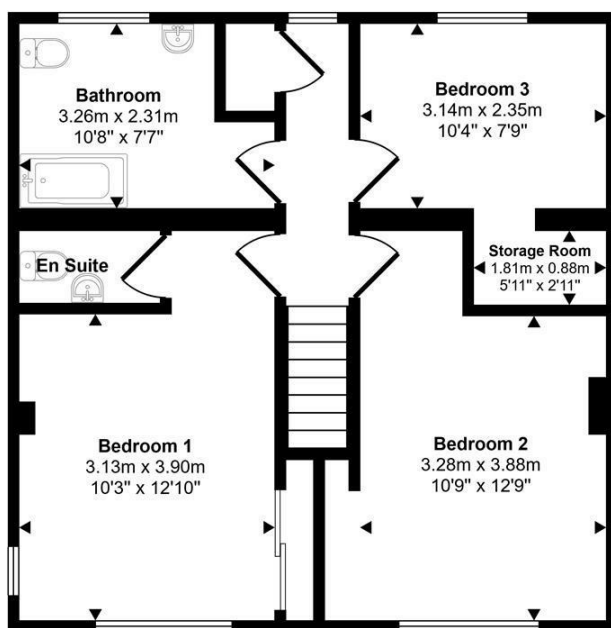


Approx Gross Internal Area  
112 sq m / 1208 sq ft



Ground Floor  
Approx 56 sq m / 601 sq ft



First Floor  
Approx 56 sq m / 606 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.

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: MPO /LLE/ NOV/ 25/OKEJL

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @VWVProps

https://www.facebook.com/westwalesproperties/

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

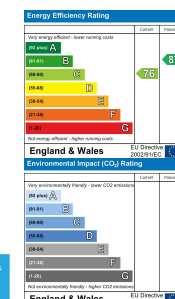


## Ty Morfa Spring Gardens, Whitland, Carmarthenshire, SA34 0HR

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- UTILITY ROOM
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- THREE BEDROOMS
- IDEAL FIRST TIME BUY
- EDGE OF TOWN LOCATION
- GARDEN
- EPC RATING: C

**£230,000**

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**The Agent that goes the Extra Mile**





A great opportunity to acquire a well presented semi-detached house, situated on the edge of Whitland town. Conveniently located with walking distance to an array of amenities, the property would make a great family home, or even the ideal first time buy. With the added benefit of NO ONWARD CHAIN, viewing is highly recommended!

Upon entering the property into the entrance hallway, the ground floor accommodation comprises; living room with a feature fireplace, the formal dining room which leads through modern kitchen. This space offers versatility, making it great for entering the family or even a second sitting. The shaker style kitchen has a range of fitted appliances, Belfast sink and provides rear access to the garden. A utility room with a downstairs w/c provides convenience for family living, and situated off the kitchen. The first floor accommodates; the master bedroom with a w/c, a contemporary family bathroom and two further double bedrooms, one of which boasts a walk in wardrobe. The property benefits from UPVC double glazing and gas central heating.

Externally, there is ample off road parking to the side of the property, with double gates that open into the rear garden. The garden which is low maintenance provides a great space for outside seating, ideal for dining al fresco in the summer. Home to a greenhouse and garden shed, a gate also opens into a small courtyard, which provides space for storing bins. The enclosed garden is great for a young family or for those with pets.

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 the St Clears roundabout continue on the A40 towards Whitland. At the next roundabout take the first exit into Whitland. Continue along the road until reaching the property on the right hand side, just before the turning to Gerddi Lingfield. What/Three/Words:///stall.finishing.darts

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