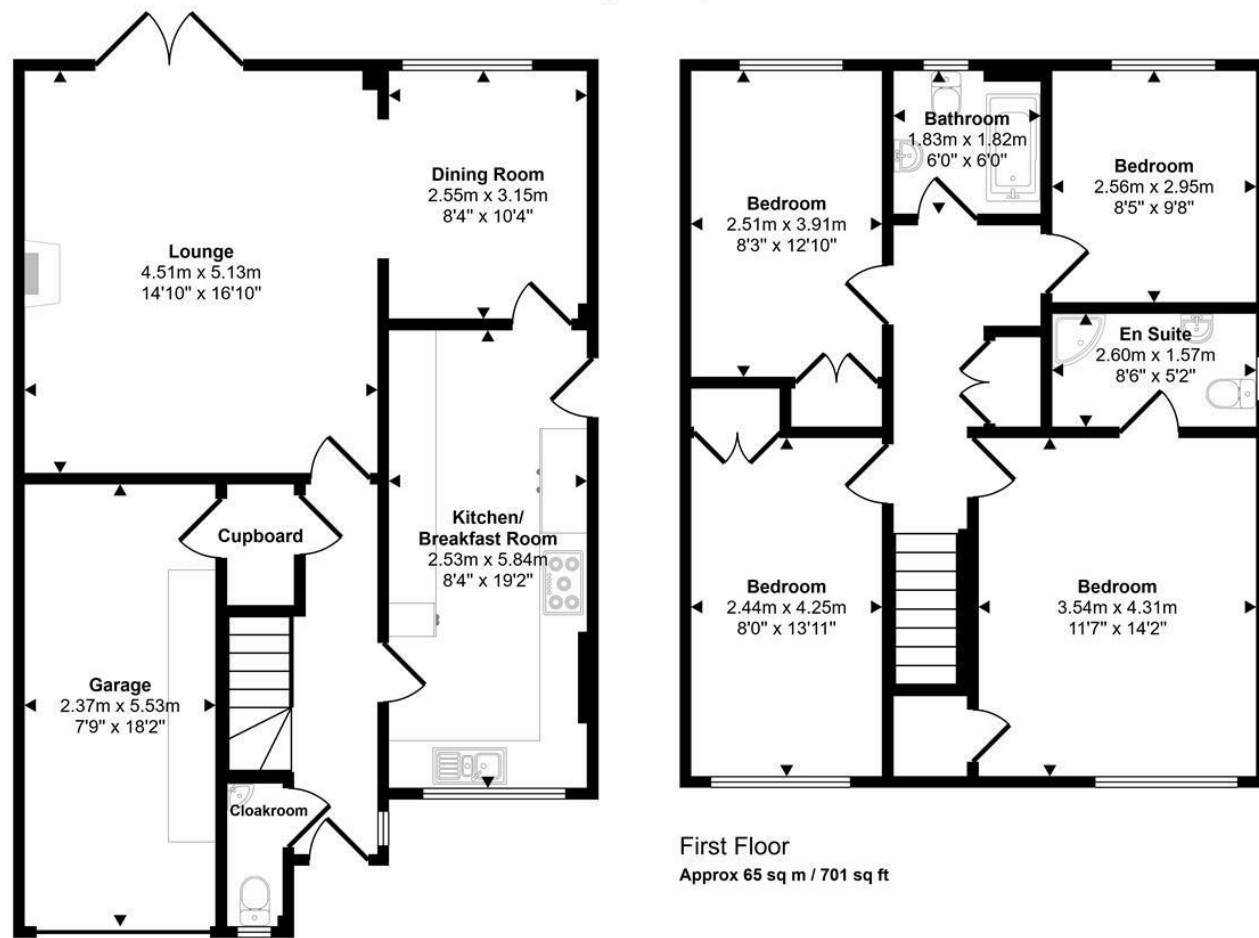


Approx Gross Internal Area
137 sq m / 1474 sq ft



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.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD

Tax: Band E

Mains Gas

MPO/MPO/OK/03/25

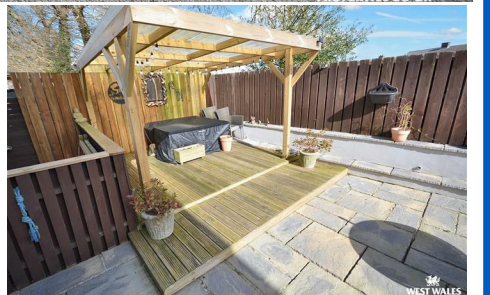
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

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

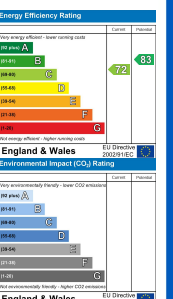


10 Trevaughan Lodge Road, Whitland, Carmarthenshire, SA34 0QF

- Detached House
- Master En-suite
- Beautifully Presented
- Ample Driveway Parking
- Gas Central Heating
- Four Bedrooms
- Ample Family Accommodation
- Low Maintenance Garden
- Integral Garage
- EPC Rating: C

Offers In Excess Of £310,000

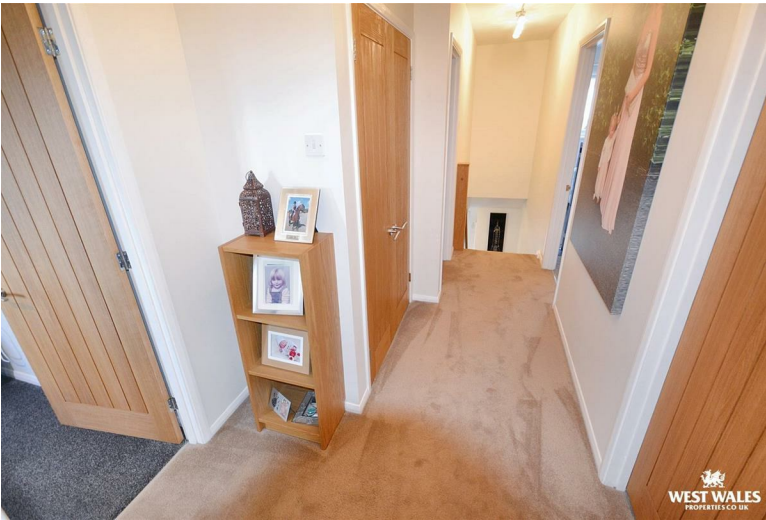
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile



Situated in the town of Whitland early viewing is highly recommended to appreciate this beautifully appointed four bedroom detached house positioned on a small development. The property offers ample family accommodation and has ample driveway parking, integral garage and low maintenance garden, internally the accommodation briefly comprises: Entrance hallway, cloakroom, kitchen/breakfast room, lounge, dining room, four bedrooms (Master En-suite) and bathroom.

LOCATION:
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.



- | | |
|------------------------|----------|
| Entrance Hallway | En-suite |
| Cloakroom | Bedroom |
| Lounge | Bedroom |
| Dining Room | Bedroom |
| Kitchen/Breakfast Room | Bathroom |
| Integral Garage | |
| FIRST FLOOR | |
| Landing | |
| Bedroom | |



DIRECTIONS
From Narberth head out on the A40 passing through Llanddewi Velfrey and continue until reaching the roundabout. Take the second exit and enter the town of Whitland. Take the second turning on the right onto St John Street. Continue along St John Street passing the shops on the left and right and over the railway crossing. Continue along this road until you see the sign for Trevaughan Lodge road on the right. Turn right into Trevaughan Lodge Road and continue into the close until reaching number 10 on the left hand side.

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