

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

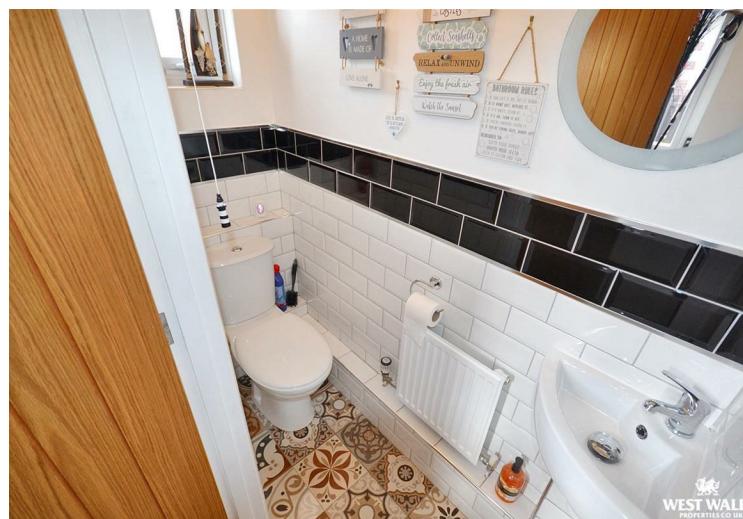
- Detached House
- Four Bedrooms
- Master En-suite
- Ample Family Accommodation
- Beautifully Presented
- Low Maintenance Garden
- Ample Driveway Parking
- Integral Garage
- Gas Central Heating
- EPC Rating: C

Offers In Excess Of £310,000

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



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