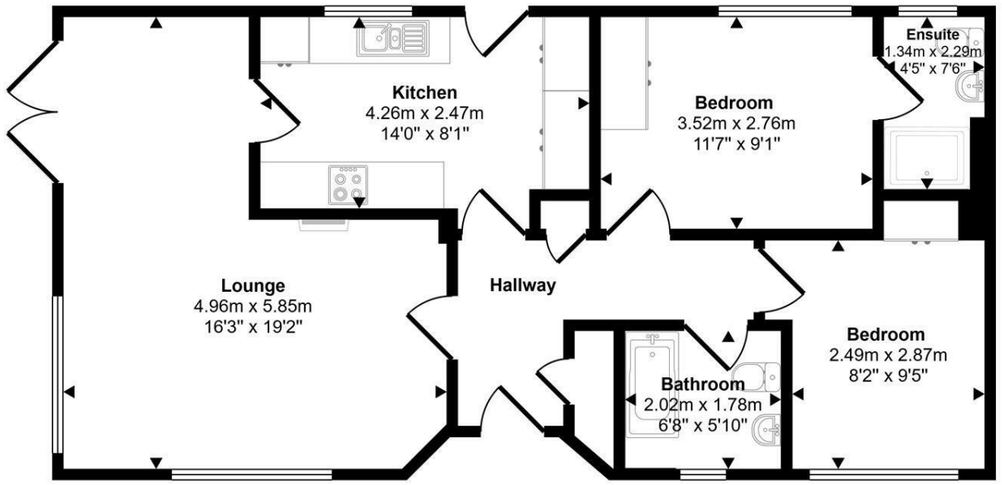
Approx Gross Internal Area
69 sq m / 738 sq ft




Floorplan

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: A
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/07/26 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

## 36, Westover Park West Street, Whitland, SA34 0AH

- DETACHED CHALET
- ENSUITE
- OUTDOOR DECKING AREA
- PARK HOME
- HEATING-TBC
- TWO BEDROOMS
- OFF-ROAD PARKING
- BEAUTIFULLY PRESENTED
- CLOSE TO LOCAL AMMENITIES
- EPC- EXEMPT

## Offers In Excess Of £150,000

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

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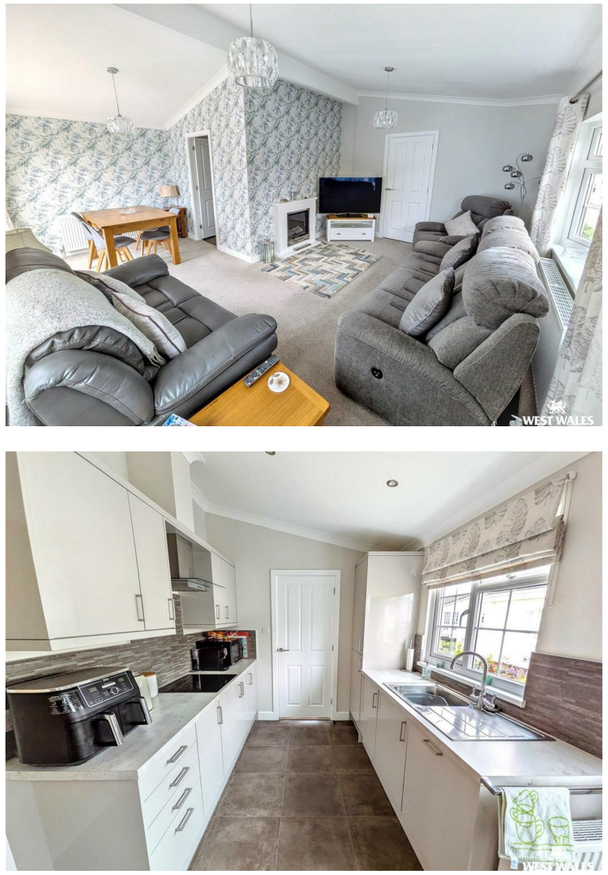
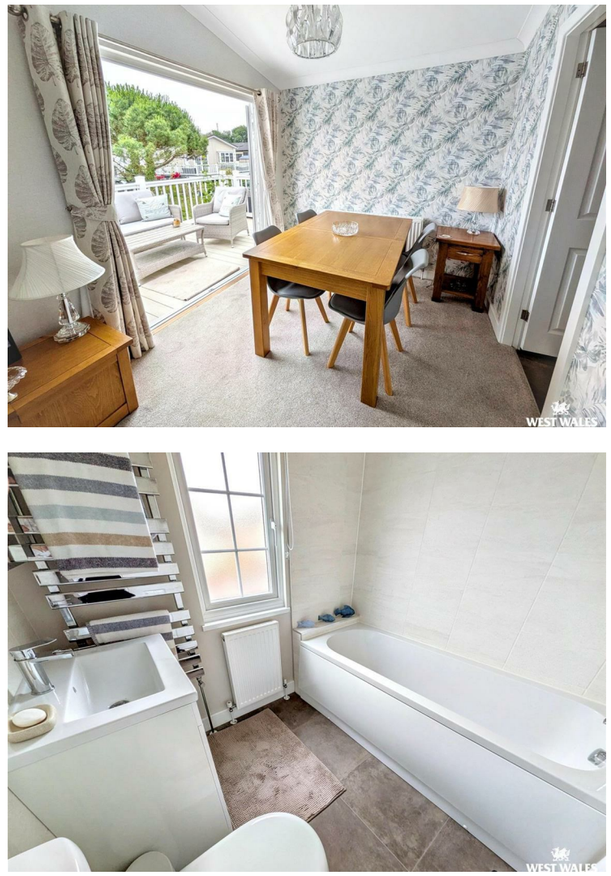
***The Agent that goes the Extra Mile***





Situated in the market town of Whitland, this beautifully presented detached two-bedroom park home offers comfortable, low-maintenance living in a convenient location. The accommodation includes a modern fitted kitchen and a lounge with space for dining, together with two bedrooms, the principal benefiting from an en suite, alongside a separate bathroom.

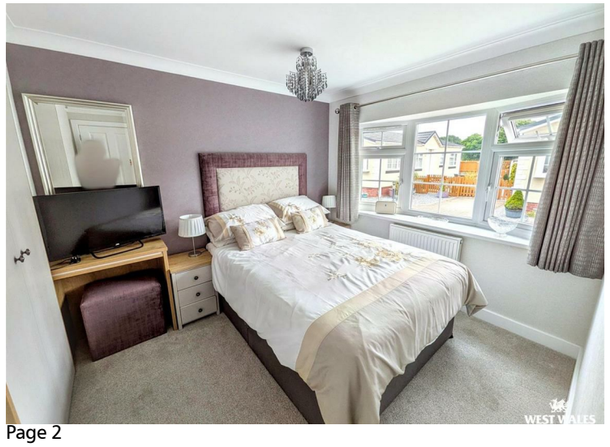
Outside, the property benefits from an outdoor decking area, providing a pleasant space to sit and relax, as well as off-road parking. Whitland offers a range of everyday amenities, including local shops, parks, a railway station and regular bus routes, providing convenient links throughout Pembrokeshire and to Carmarthen. Viewing is highly recommended.

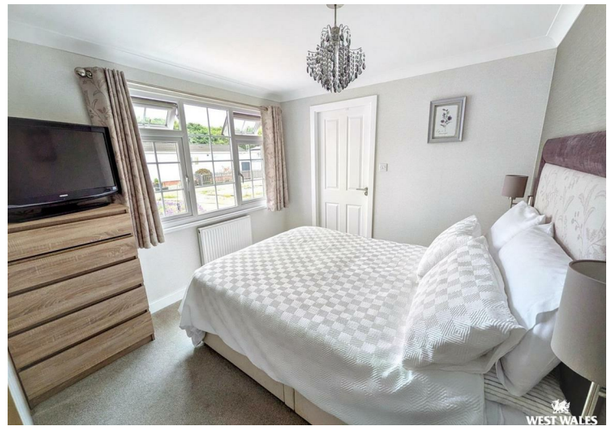












## DIRECTIONS

From our offices on Dark gate continue onto Lammas Street. Turn left onto Morfa Lane (B4312), then at the roundabout take the second exit onto the A4242. At the next roundabout, take the second exit onto the A40 and continue for approximately 8.7 miles. At the following roundabout, take the second exit to stay on the A40. Continue straight through the Llanboidy Road roundabout by taking the second exit and remaining on the A40. At the next roundabout, take the first exit onto West Street. Finally, turn right onto the restricted-access road, then turn left onto the next restricted-access road. Your destination will be on the right. what3words:///canal.wove.cult

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