View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances
Tenure: GOVERNED BY THE MOBILE HOMES ACT
Electric Heating
We are advised Tax: Band A
We have been advised that the lease is indefinite (no restriction on the time limit on amount of years for lease)
We have been advised that the ground rent per Calendar month is £207. 84pence ( This includes water)
OVER 50'S ONLY

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

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

## 7 Willow Park Station Road, Whitland, Pembrokeshire, SA34 0QE

- OVER 50's RESIDENTIAL PARK HOME
- BEAUTIFULLY PRESENTED
- COURTYARD GARDEN
- CLOSE TO AMENITIES
- LEASEHOLD
- TWO BEDROOMS
- PARKING
- RESIDENTS COMMUNAL GARDEN
- ELECTRIC HEATING
- EPC EXEMPT

**£55,000**

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

INTERNAL PHOTOS COMING SOON

A two-bedroom, residential park home in a convenient and charming small-town location. The site is for over 50s only, and the home benefits from one of the larger plots on the site, tucked away at the rear.

Situated in the heart of Whitland, Willow Park offers a fantastic opportunity to enjoy comfortable living while remaining within easy reach of local amenities. This delightful park home is located within walking distance of shops, cafes, public transport links, and the town's railway station, with direct services to Carmarthen, London, the North, and surrounding areas.

The accommodation is nicely presented and briefly comprises an entrance hall, a lounge, a fitted kitchen, two bedrooms, and a shower room. The property has been well-maintained and tastefully decorated throughout, making it ready for immediate occupation.

Externally, the home has a U-shaped wrap-around garden, offering either car parking for multiple vehicles or additional space for planting out pots and creating space to sit back and relax or entertain. The park also benefits from a private resident's garden, which is available for everyone to use, whether it's taking the dog for a morning stroll or sitting on the picnic table with your coffee.

Whitland is a charming town located approximately 15 miles west of Carmarthen, bordering the River Taf and the county of Pembrokeshire. The town benefits from excellent transport links, including a railway station with direct routes to London, the North, and regional destinations. Local amenities include two schools, a Post Office, shops, three pubs, a caf☏, and a popular restaurant just outside the town.

Whitland is also home to the Hywel Dda Interpretive Centre and is surrounded by scenic walking trails, including those leading to Whitland Abbey and along the historic Landsker Line.

## DIRECTIONS

Starting from Dark Gate in Carmarthen, head west onto Heol Y Felin, then continue onto Lammas St. Turn left onto Morfa Lane (B4312), and at the roundabout, take the second exit onto the A4242. Stay on the A40. At the Llanboidy Rd Roundabout, take the first exit onto Spring Gardens/B4328, then continue straight, turning left onto St John St, proceed along St John Street and over the railway crossing. Pass Davies Builders on the right hand side and continue a short distance further turning right into Willow Park .

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