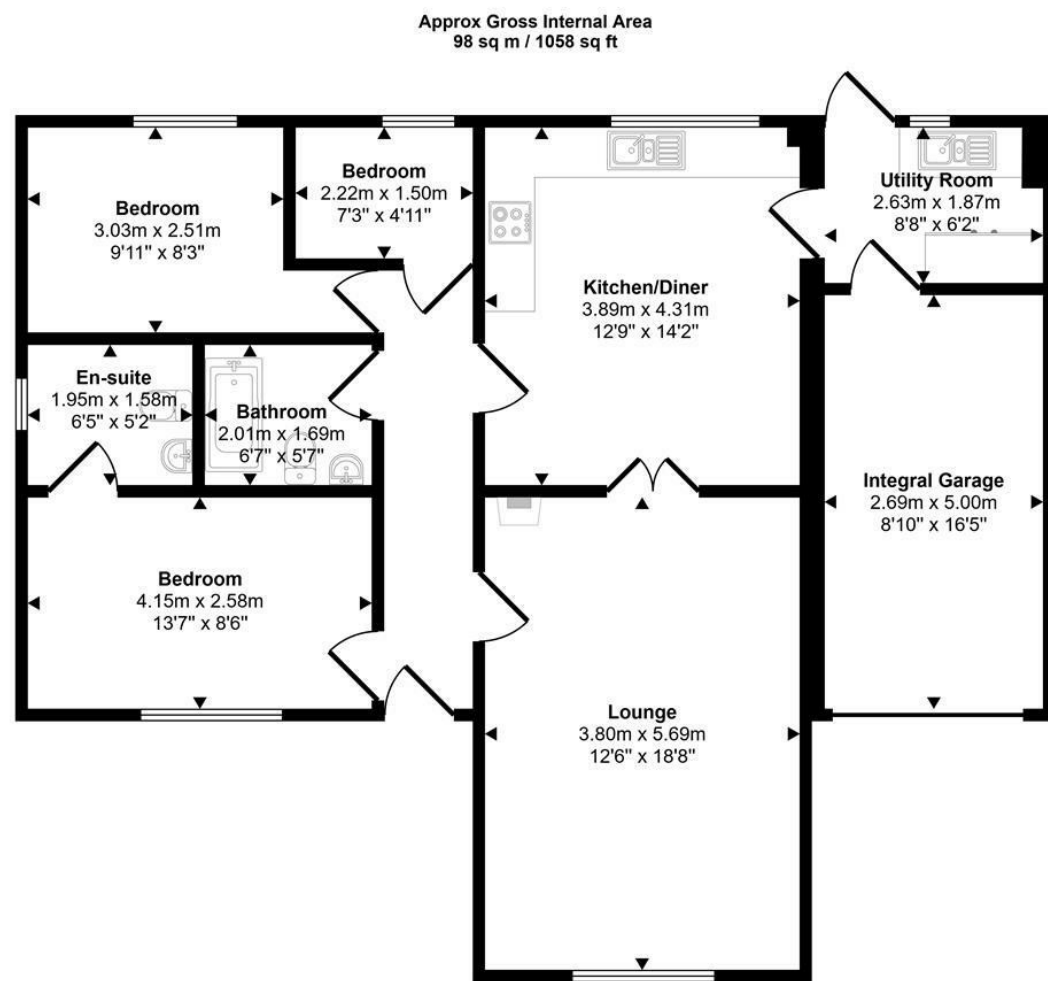




Floorplan

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: STRICTLY 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: Band

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<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.

MPO/MPO/03/25 OK

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

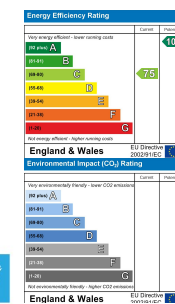


Elmbrook Llys Y Crofft, Whitland, Carmarthenshire, SA34 0HG

- Detached Bungalow
- Well Presented
- Studio
- Integral Garage
- Wood Burner
- Three Bedrooms
- Low Maintenance Gardens
- Close To Amenities
- Gas Central Heating
- EPC Rating: C

Offers In The Region Of £240,000

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The Agent that goes the Extra Mile



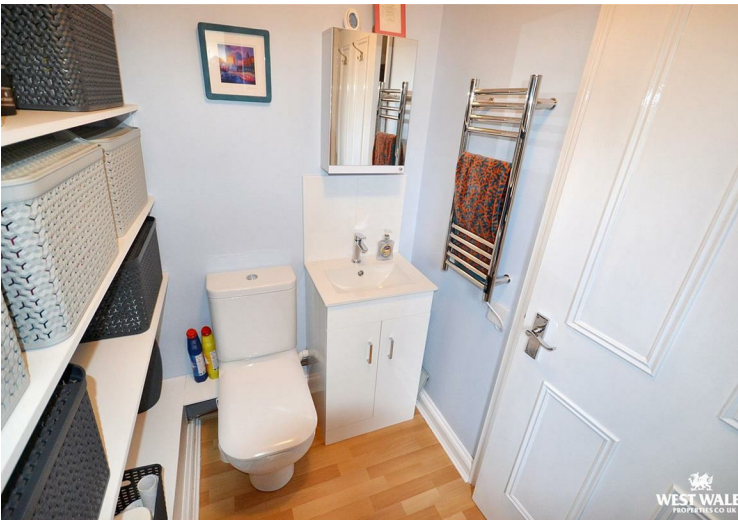


Presenting this beautifully maintained three-bedroom detached bungalow, peacefully situated within a cul-de-sac on the edge of the popular town of Whitland, offering a range of everyday amenities and excellent transport links. Finished to a high standard throughout, the accommodation briefly comprises an entrance hallway, welcoming lounge, modern kitchen/diner, utility room, three bedrooms including a principal bedroom with en-suite, and a family bathroom.

Externally, the property benefits from low-maintenance gardens to both the front and rear, with the rear garden being fully enclosed for added privacy. Further features include a versatile studio, an integral garage, and off-road parking. Early viewing is highly recommended to fully appreciate all this impressive home has to offer.

Location
Whitland is a charming market town located approximately 15 miles from Carmarthen, close to the Pembrokeshire border and alongside the River Taf. The town offers a strong sense of community along with a good selection of local amenities including shops, businesses, a Post Office, cafés, pubs, schools, and a railway station with direct links to London and other major destinations.

The surrounding area is popular with walkers and outdoor enthusiasts, with scenic footpaths, the renowned Landsker Line, and nearby attractions including the Hywel Dda Interpretive Centre and the historic Whitland Abbey.



DIRECTIONS
At the roundabout by the Road House Restaurant at the Top of Whitland. Take the first exit off and continue down the road into Whitland until reaching the sign for Llys y Crofft on your Right hand side. Turn into the Cul de sac and proceed to the back of the development where Elmbrook can be found on the left hand side.

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