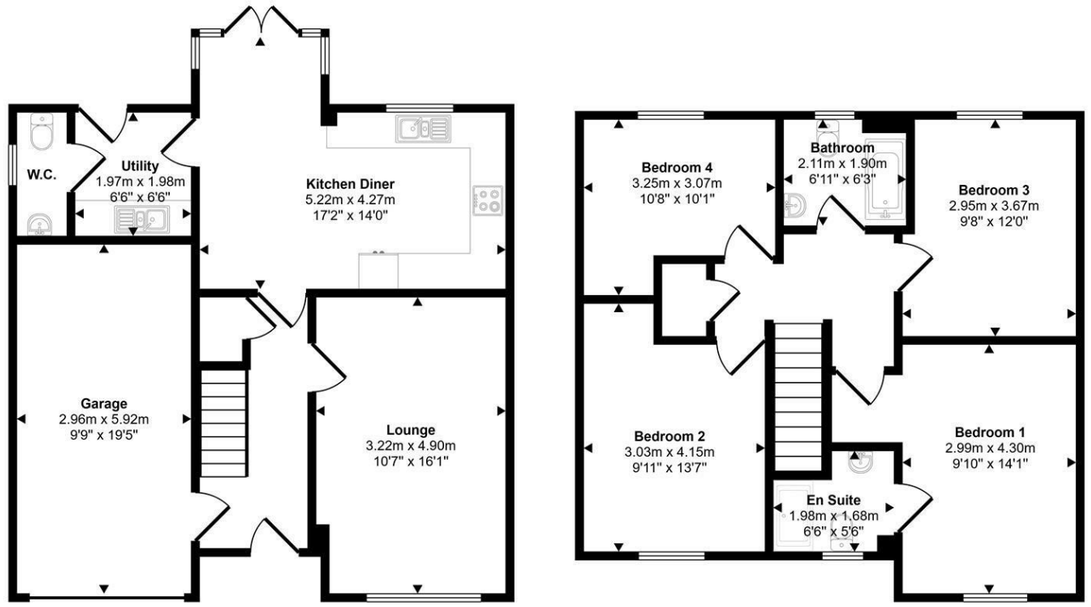
Approx Gross Internal Area
132 sq m / 1418 sq ft



Ground Floor
Approx 68 sq m / 731 sq ft

First Floor
Approx 64 sq m / 687 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.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Private Drainage, Mains Electric, Mains Water, Mains Gas
HEATING: Gas
TAX Band: A

We would respectfully ask you to call our office before you view this property internally or externally

IRK/LLE/07/25/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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,

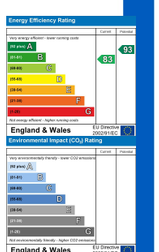
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

32 Gerddi Lingfield, Whitland, Carmarthenshire, SA34 0BJ

- 10 YEAR NHBC CERTIFICATE
- FOUR BEDROOMS
- CUL-DE-SAC POSITION
- GARDEN
- GAS CENTRAL HEATING
- DETACHED HOUSE
- A SPRINKLER SYSTEM
- EDGE OF TOWN LOCATION
- INTEGRAL GARAGE AND DRIVEWAY
- EPC RATING: B



Offers In The Region Of £345,000

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The Agent that goes the Extra Mile

Built in 2024 with a 10 year NHBC, this immaculately detached four-bedroom property is located in a cul-de-sac, in the charming town of Whitland. The property is designed with modern living in mind, offering comfort, style, and convenience, and would make the ideal for family home.

Step inside to a welcoming hallway with access to the integral garage, under-stair storage, and stairs leading to the first floor. The lounge features a front-facing window creating a bright and comfortable retreat.

At the heart of the home is the open-plan kitchen and dining area, complete with integrated appliances including a dishwasher, fridge freezer, electric oven, hob, and extractor hood. Stylish Amtico flooring leads to patio doors that open out to the beautifully landscaped rear garden—ideal for indoor-outdoor living and entertaining.

A practical utility room provides additional worktop space, base units, and room for white goods. It offers direct access to both the rear garden and a downstairs cloakroom, which includes a WC and hand basin for added convenience.

Upstairs, there are four well-proportioned bedrooms. The master bedroom includes fitted wardrobes and an en-suite, a further three bedrooms and family bathroom. The loft is three-quarters boarded for additional storage and is accessible via a fitted ladder.

The property benefits from gas central heating with zoned control for the upper and lower floors. A sprinkler system is installed throughout the home, excluding the garage.

Outside, the property features off-road parking for up to three vehicles, a front lawn, and an integral garage. The rear garden is split-level and thoughtfully landscaped with a lawn, full width patio area, decked seating space, shrub borders and there is also side access.

Whitland is ideally located just off the A40, offering excellent transport links to Haverfordwest and Carmarthen. The town provides a variety of amenities including shops, medical services, schools, and a train station.

DIRECTIONS

From Carmarthen take the A40 towards Whitland. At Llanboidy Road Roundabout, take the 1st exit onto Spring Gardens/B4328. Turn right onto Gerrdi Lingfield and then bear right, where the property is on your left hand side. What3words vote.gambles.excavated

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