

View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: FREEHOLD

Tax: Band E  
Gas Central Heating.  
Mains Drainage

MPO/MPO/OK/03/24

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL  
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## Newark Spring Gardens, Whitland, Carmarthenshire, SA34 0HL

- Detached House
- Three Receptions
- Charm & Character
- Garage & Ample Parking
- Viewing Recommended
- Four/Five Bedrooms
- Well Presented
- Good Size Garden
- Ideal Family Home
- EPC Rating: E

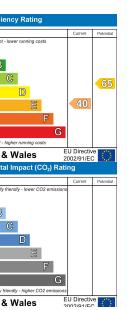
**£440,000**

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





Situated in the town of Whitland early viewing is highly recommended to appreciate this substantial four/five bedroom detached house that is full of charm and character offering ample family accommodation. Newark is positioned on an extremely large plot, we have been informed by the current owner that detailed planning had been in place to erect a detached four bedroom house in the grounds of the property ( Planning application number W/21094 ) that has now lapsed but could be reapplied for, providing potential purchasers with the opportunity to sell as a building plot.

The property is extremely well appointed that briefly comprises: Entrance hall, lounge, sitting room/bedroom, kitchen/diner, utility room, store room, shower room. On the first floor there are three bedrooms and a shower room. Positioned on the second floor is a further bedroom, bathroom and store room. Externally: Good size garden, workshop and ample driveway parking.

#### LOCATION:

Whitland is a small town situated approximately 15 miles from Carmarthen. The town borders the river Taf, and the county of Pembrokeshire. The Taf can be fished with a permit, available locally. Whitland is fortunate to have its own railway station right in the town, with direct links to London, and the north, as well as local services. Whitland has 2 thriving schools, Post Office, shops, businesses, 3 pubs, cafe, and a restaurant just outside the town. Whitland also has the well known Hywel Dda interpretive centre, and just outside the town is Whitland Abbey, which can be seen by using the many footpaths that surround Whitland, especially the famous Landsker line.

#### Entrance Hallway

Lounge

Family Room / Bedroom

Kitchen/Diner

Rear Hallway

Pantry

Utility Room

Shower Room

#### FIRST FLOOR

Landing

Bedroom

Bedroom

Bedroom

Shower Room

#### SECOND FLOOR

Bedroom

#### Bathroom

Store Room

#### DIRECTIONS

From the St Clears roundabout continue on the A40 towards Whitland. At the next roundabout take the first exit into Whitland. Continue along the road until reaching the property 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.