

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.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD

Tax: Band C

Gas Central Heating.

Mains Drainage

MPO/MPO/OK/09/24

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.

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

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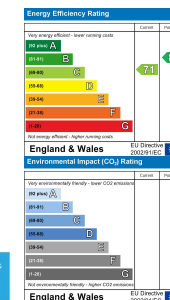


## Marlow Spring Gardens, Whitland, Carmarthenshire, SA34 0HP

- Semi Detached House
- Lounge/Diner
- No Forward Chain
- Garden
- Pleasant Location
- Three Bedrooms
- Kitchen/Breakfast Room
- Double Garage
- Gas Central Heating
- EPC Rating: C

£230,000

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Marlow is a nicely presented three bedroom semi detached house offering ample family accommodation, that benefits from no forward chain, a double garage and workshop, ample parking and a low maintenance garden. The property is positioned on the edge of the small town of Whitland providing shops, schools, railway station, health and dental centres and within easy commuter distance to the County towns of Carmarthen, Haverfordwest and local beaches. Although in need of some modernisation early viewing is highly recommended to appreciate precisely what this property has to offer. The accommodation briefly comprises: Entrance porch, entrance hallway, lounge/diner, kitchen/breakfast room, utility area, cloakroom, three bedrooms and family bathroom.

**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, 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.

- |                               |                 |
|-------------------------------|-----------------|
| <b>Porch</b>                  | <b>Bedroom</b>  |
| <b>Entrance Hallway</b>       | <b>Bedroom</b>  |
| <b>Lounge/Diner</b>           | <b>Bathroom</b> |
| <b>Kitchen/Breakfast Room</b> |                 |
| <b>Utility Area</b>           |                 |
| <b>Cloakroom</b>              |                 |
| <b>FIRST FLOOR</b>            |                 |
| <b>Landing</b>                |                 |
| <b>Bedroom</b>                |                 |



**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 ( sits back from the road).

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.