



12 Millfield, Whitland, SA34 0QN

Offers In The Region Of £174,995

A lovely 3 bedroom semi-detached house, situated conveniently within the popular town of Whitland, within easy reach from excellent schooling, a high street shopping parade, train station and the A40 road linking to both Narberth and Carmarthen. The accommodation is very well kept and presented, being ideal for a couple, first time buyer or small family. There is a good size front driveway providing ample off road car parking space, whilst at the rear there is a well kept enclosed garden with patio seating areas and a useful detached work shed.

Situation

The property is situated set back from the road, on the outskirts of Whitland town centre, within level walking distance from the train station, high street shops, both primary and secondary schools and doctors surgery. The main A40 road is within just a few minutes drive and provides easy access onto St Clears/Carmarthen/The M4 corridor or Narberth & Haverfordwest in the opposite direction.

Accommodation

Double glazed front door opens into:

Entrance Porch

Frosted double glazed windows to both sides, tiled flooring, opening through to:

Hallway



Stairs rise to first floor landing, radiator, door opens to:

Living Room



Double glazed window to front, under stairs storage cupboard, door to:

Kitchen



Range of fitted wall and base storage units, worktops over, 4 ring gas hob, double oven, extractor hood, single drainer sink, plumbing for washing machine and dish washer, space for white goods, wall mounted gas boiler serving the domestic hot water and central heating. part tiled walls, opening leads through to:

Conservatory



Double glazed windows to rear and side, external double glazed door to rear, radiator, fitted storage cupboard, space for dining table and chairs etc.

First Floor Landing



Access to loft space, doors to:

Bedroom 1



Double glazed window to front, radiator, fitted wardrobes and storage cupboards.

Bedroom 2



Double glazed window to rear, radiator.

Bedroom 3



Double glazed window to front, radiator, built in storage cupboard.

Bathroom



Comprising a bath with electric shower over, W.C, pedestal wash hand basin, heated towel radiator, tiled walls, frosted double glazed window to rear.

Externally



To the front of the property there is a level hard standing driveway providing ample off road car parking space. At the rear there is a good sized level enclosed garden of low maintenance with patio seating areas and at the back of the garden a detached building used as a work shed. Gated side access leads onto a useful pedestrian side public path. Separate from the property, but within just a few meters, there is also an additional hardstanding parking/store area.

Utilities & Services.

Heating Source: Mains Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax Band: B

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///visitors.builder.inflation

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 17mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 78%

Three Voice & Data - 71%

O2 Voice & Data - 61%

Vodafone Voice & Data - 75%

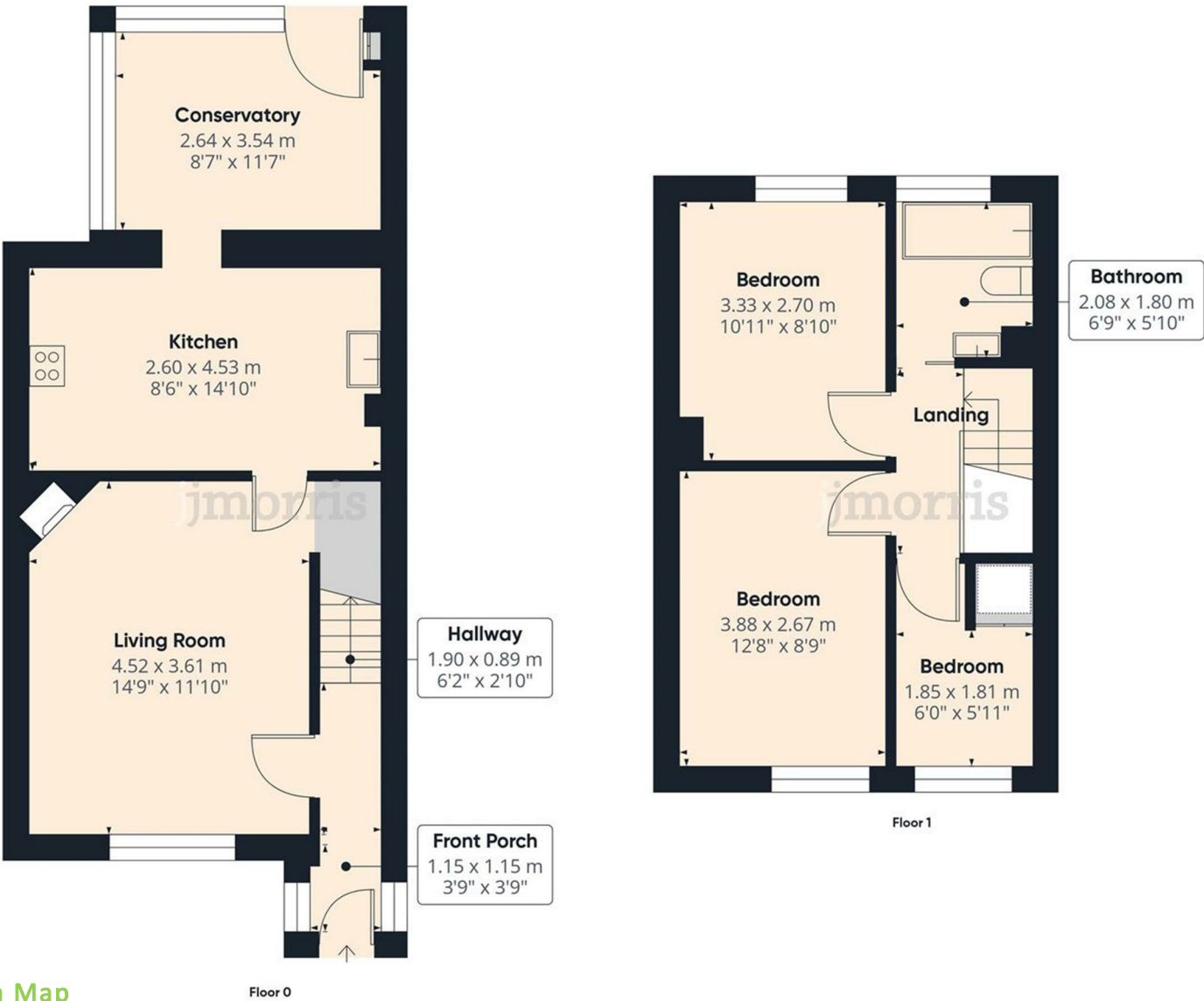
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

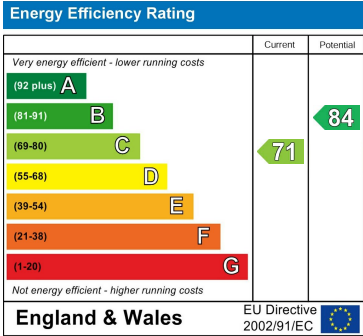
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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