



## Croft Cottage, Spring Gardens, Whitland, SA34 0HR

**Offers In The Region Of £239,950**

A traditional detached 3 bedroom house being offered for sale with no onward chain, providing lovely well kept accommodation of a good overall size, being ideal for couples or families alike. The property is situated in the popular town of Whitland, within walking distance to schooling and the towns high street shops and train station. There is an excellent large double garage and ample off road gated parking. Viewing is essential to appreciate the property in full.



### Situation

Situated within the market town of Whitland which has the benefit of a good range of local services which include a Co/Op mini market, doctors surgery, train station, primary and secondary schools, and a traditional high street shopping parade. The town rests just off the A40 and is therefore within easy reach of the larger towns of Narberth, Carmarthen and Haverfordwest. The beautiful south coastline with array of beaches is only approximately 8 miles distant, with popular resorts at Saundersfoot, Tenby, Pendine etc.

### Accommodation

UPVC double glazed front door opens into:

#### Front Porch

Double glazed window to side, door opens into:

#### Living Room



### Dining Room



Double glazed windows to side and rear, wood laminate flooring, radiators, space for table and chairs, door leads to the Utility and a large walk-through opening leads to:



Double glazed windows to front, stairs rise to first floor with an under-stairs storage cupboard, radiators, ceiling spot lights, door opening to:

## Kitchen



Fitted with a range of wall and base storage cupboards, worktops over, one and a half bowl single drainer sink, electric oven and 4 ring hob, extractor hood over, space for white goods, double glazed window to side, semi-vaulted ceiling with Velux roof window, spot lights and tiled flooring.

## Utility



Double glazed external door to side, radiator, wood laminate flooring, worktop and shelving, plumbing for washing machine, wall mounted gas boiler serving the domestic hot water and central heating, semi-vaulted ceiling with Velux roof window, space to hang coats and leave boots etc.

## First Floor Landing

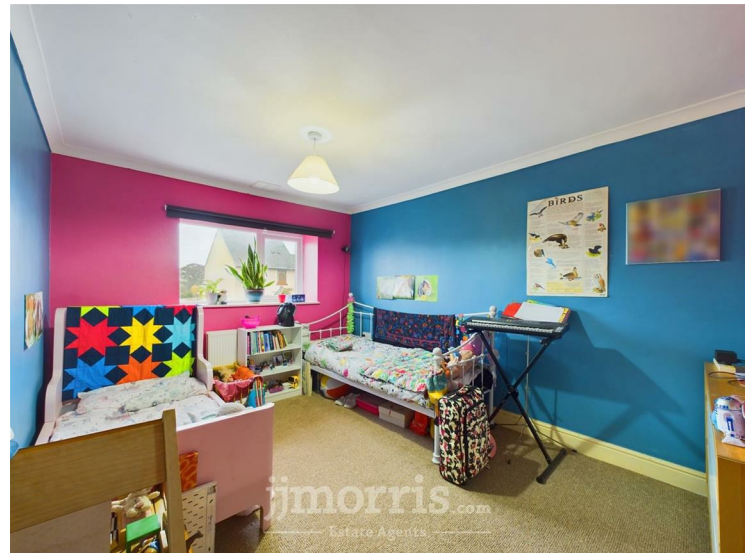
Wood laminate flooring, access to loft space, doors open to:

## Bedroom 1



Double glazed windows to front, radiator.

## Bedroom 2



Double glazed window to front, radiator.



### Bedroom 3



Double glazed window to rear, radiator, wood laminate flooring.

### Bathroom



Pedestal wash hand basin, roll top bath with shower over, radiator, part tiled walls, painted floor boards.

### Externally



A gated driveway from the front leads onto a large hardstanding parking and turning area which then leads to the detached Double Garage. Two lawn gardens are found at the front with the main garden being fenced and laid to lawn. There is also a wooden garden shed to the side of the garage.

## Double Garage



Plenty of parking space for 2 vehicles and workspace.

## Directions

From Narberth take the A40 to Whitland, taking the the first right hand exit on the roundabout, going past the live stock mart and continuing through Whitland town, passing the primary school on your left hand side. the property is then found further up on the right hand side, as identified by our JJMorris for sale sign.

## Utilities & Services.

Heating Source: Mains Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///feuds.rates.abruptly

## Broadband Availability.

According to the Ofcom website, this property has standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 1mbps download and Superfast 20mbps upload and 80mbps download, and Ultra Fast 220 mbps download and 1000 mbps upload.

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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone Voice - Limited & Data - Limited

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.

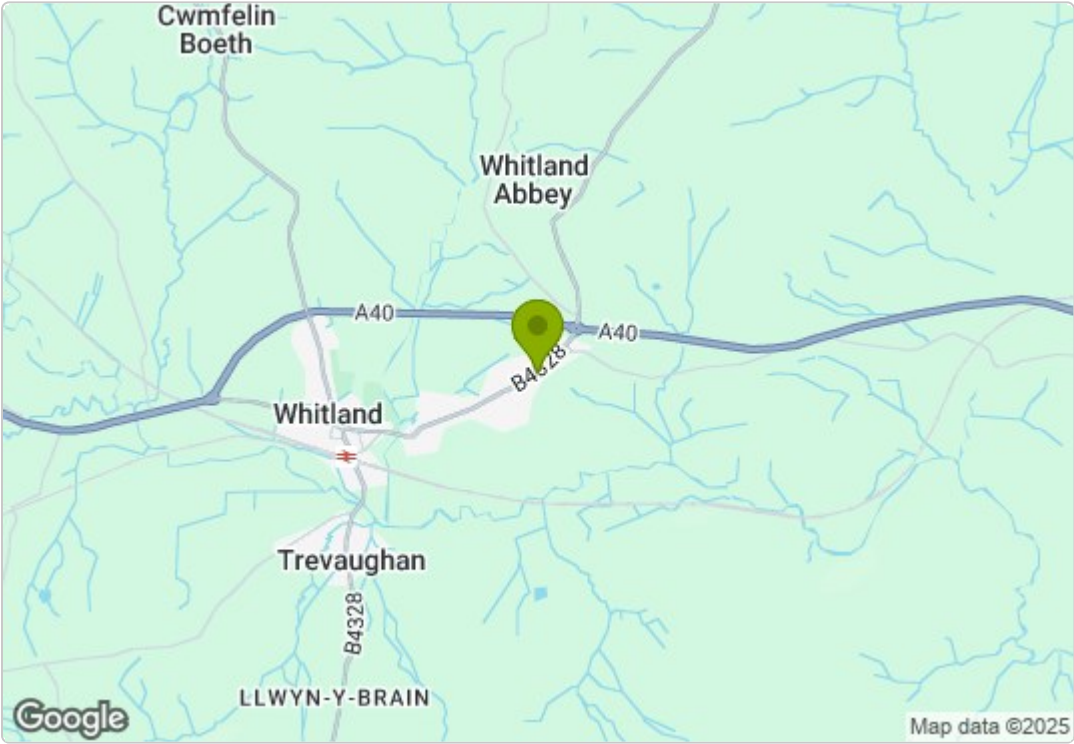
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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



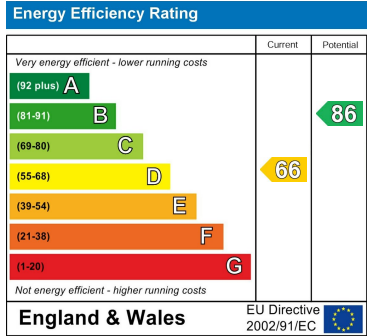
Floor Plan



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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