

Terry Thomas & Co

ESTATE AGENTS



26 Trevaughan Lodge Road Whitland, SA34 0QF

Located in the charming area of Trevaughan Lodge Road, Whitland, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. As you approach the house, you are greeted by its attractive exterior, which blends traditional and contemporary design. Inside, the spacious layout offers ample room for relaxation and entertaining. The living areas are bathed in natural light, creating a bright and airy environment that enhances the overall appeal of the home. The kitchen is well-equipped, providing a functional space for culinary enthusiasts to prepare meals. With generous storage and modern appliances, it is both practical and stylish. The adjoining dining area is ideal for family gatherings or hosting friends. The bedrooms are generously sized, offering a tranquil space for rest and rejuvenation, while the bathroom features contemporary fixtures that add a touch of luxury to everyday routines. Outside, the property includes a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. The surrounding area of Whitland offers a friendly community and convenient amenities, including shops, schools, and parks.

Offers in the region of £184,500

26 Trevaughan Lodge Road

Whitland, SA34 0QF



Entrance

A refurbished, modern two double bedroom mid-terrace house with off-streetwater. The ceiling is skimmed and coved, parking for approximately two vehicles in tandem. The property is approached via a slate grey composite double-glazed entrance door, opening into a welcoming vestibule hall with woodgrain-effect vinyl flooring. A recessed area provides practical space for coats and boots. A glazed internal door leads through to the Kitchen.

Kitchen/Dining

16'0" x 10'8" (4.89m x 3.27m)
Fitted with a range of modern base and eye-level units featuring light grey drawer and door fronts, complemented by a woodgrain-effect worksurface. The worksurface incorporates a 1½ bowl stainless steel sink. Cooking facilities include a four-ring mains gas hob with a pull-out extractor above and a fan-assisted oven/grill below. Plumbing is provided for a washing machine, and there is space for an American-style fridge/freezer. Heating is supplied via a panelled radiator with grills, thermostatically controlled for comfort. The kitchen is finished with woodgrain-effect vinyl flooring and Corian-effect tiled splashbacks between the base and wall units. A uPVC double-glazed window overlooks the rear aspect, and a uPVC double-glazed door provides access to the rear garden. A built-in eye-level cupboard houses the Worcester mains gas-fired

combination boiler, serving both the central heating system and domestic hot water. The ceiling is skimmed and coved, giving a neat and modern finish.

Lounge

16'0" x 11'10" extending to 14'10" (4.90m x 3.61m extending to 4.53m)
Finished with woodgrain-effect vinyl flooring and a uPVC double-glazed window to the front elevation, allowing for excellent natural light. Heating is provided by a double-panelled radiator with grills, thermostatically controlled. Additional features include a TV point, skimmed and coved ceilings, and a staircase leading to the first floor. A walk-in recess beneath the stairs provides a useful pantry or storage area, ideal for everyday household items. A glazed internal door leads through to the

First floor

Landing area part galleried with access to loft space. Panelled radiator with grills, thermostatically controlled. Doors leading to Bedrooms and family bathroom. Built-in airing/linen cupboard with fitted shelves.

Front Bedroom 1

16'0" x 11'5" (4.89m x 3.50m)
uPVC double glazed window to the fore. Single panelled radiator, thermostatically controlled. Skimmed and coved ceilings

Bedroom 2

11'1" x 9'1" (3.38m x 2.78m)
uPVC double glazed window to the rear. Single panelled radiator, thermostatically controlled. Walk-in wardrobe. Feature panelled wall.

Bathroom

Fitted with a modern three-piece suite in white, comprising a close-coupled economy flush WC, a wash hand basin set within a high-gloss white vanity unit, and a panelled bath with a glass shower screen. The bath features a hot and cold tap fitting and a wall-mounted chrome mixer shower with both a rain head and body wash function. The room benefits from a uPVC double-glazed window to the rear, an extractor fan, and floor-to-ceiling tiled walls with an attractive blue glass border detail. Heating is provided by a panelled radiator with grills, thermostatically controlled.

Externally

To the front, there is a decorative gravelled area with a concreted pathway leading up to the entrance door. The rear garden is fully enclosed, predominantly paved for ease of maintenance, and enjoys a desirable south-facing aspect, making it ideal for outdoor seating and entertaining.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Type: House - Mid Terrace

Tenure: Freehold

Council Tax Band: C

Services: Mains Electricity, Drainage, Water and Gas.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
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