

Terry Thomas & Co

ESTATE AGENTS



1 Millfield

Trevaughan, Whitland, SA34 0QN

A wonderfully modernised 3-Bedroomed property, located on the outskirts of the small market town of Whitland, being well-served by the local primary school, comprehensive school Dyffryn Taf, and every day amenities including shops, pubs, doctors and veterinary surgeries, a railway station and many leisure facilities. The property is ideal for First Time Buyers or investment purposes.

Offers in excess of £125,000

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Entrance Porch

UPVC double glazed entrance door.
UPVC double glazed windows to three sides. Double glazed entrance door through to Hallway.

Hallway

Staircase to first floor. Door through to Lounge. Telephone point.

Lounge

15'1" x 11'10" (4.60 x 3.63)
UPVC double glazed window to fore. TV point.

Kitchen

15'0" x 8'7" (4.58 x 2.64)
UPVC double glazed window to rear.
UPVC double glazed rear entrance door.
Fitted base and eye-level units with pine-finish door and drawer fronts and matte-finish granite-effect worksurface over the base unit, incorporating

stainless steel sink. Mains gas cooker point. Space for fridge freezer. Plumbing for washing machine. Wall-mounted 'Worcester' mains gas-fired combination boiler. Access to understairs storage area.

First Floor

Part galleried landing with access to loft space. Doors leading through to Bedrooms and Bathroom.

Bathroom

5'10" x 6'10" (1.79 x 2.09)
Panel bath with hot-and-cold tap fitment and mixer shower fitment over with glass shower screen. Pedestal wash hand basin. Low-level WC. UPVC double glazed window to rear. Extractor.

Rear Bedroom 1

10'11" x 8'10" (3.35 x 2.71)
UPVC double glazed window to rear.

Front Bedroom 2

12'7" x 8'10" (3.84 x 2.71)
UPVC double glazed window to fore.

Front Bedroom 3

8'11" x 5'11" (2.73 x 1.82)
UPVC double glazed window to fore.

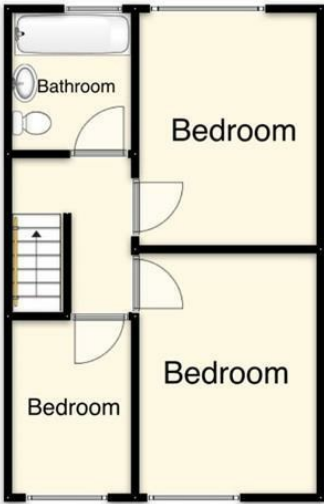
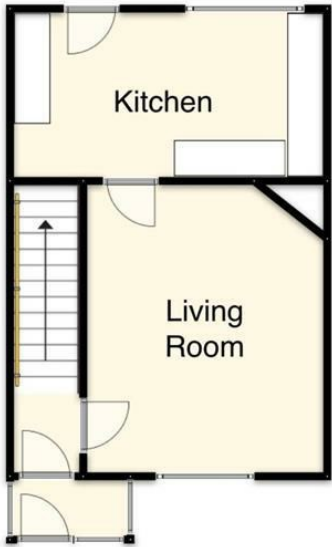
Externally

Front garden area with golden flint decorative stone. Shrubbery borders. Pedestrian gated access with concreted pathway. A generous-sized level rear garden. Paved patio area directly to rear. Pedestrian footpath to side. Pedestrian gated access to rear.





Floor Plan



Type: House - End Terrace
Tenure: Freehold
Council Tax Band: B

Services: Mains electricity, water, and drainage. Mains gas-fired central heating.
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

