

Terry Thomas & Co

ESTATE AGENTS



Western Ville

West Street, Whitland, SA34 0AD

Located in the quiet community of Whitland, 5 miles from St. Clears. This tastefully refurbished property is a wonderful mix of contemporary and traditional design, having been extended to the rear creating a bright spacious family kitchen/living area.

The location offers excellent transport links, with a train station serving routes from Haverfordwest to Carmarthen and onwards. Whitland also benefits from several grocery shops within walking distance, along with local pubs and takeaways.

Offers over £300,000

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Entrance - Hallway

A UPVC double glazed door leads into the property with the hallway having a feature part exposed pointed stone wall. This continues up the dog leg staircase to the first floor. There is Oak finish, herringbone flooring throughout the hallway which also leads into the kitchen. Under floor heating runs throughout the whole of the ground floor. Door through to lounge.

Lounge

17'3" narrowing to 11'5" x 23'4" (5.27 narrowing to 3.50 x 7.13)

A light and bright room with an open way through to the kitchen/dining/family area. Walk-in under stair storage cupboard which houses the controls for the under floor heating. Again, Oak finish herringbone flooring throughout the lounge.

Kitchen/Dining/Family room

14'6" x 19'5" (4.44 x 5.93)

A stylish contemporary kitchen with navy door and drawer fronts and a matching island unit having an Oak work surface over. Fully integrated Dishwasher and fridge/freezer. Fan assisted Oven/Grill. Within the island unit there is a 4 ring induction hob. Bi-fold doors that lead out to the rear South facing patio and gardens in turn. There is also a side entrance door.

Side entrance/Utility area

Having plumbing for washing machine and space for tumble dryer. Ceramic tiled floor. Wall mounted Worcester main gas fired boiler which serves the central heating system and heats the domestic water. Door leading out to the rear pathway and gardens.

Cloakroom

Having a close coupled economy flush WC, and a wash hand basin set within a vanity unit.

First floor - Landing area

With pull down ladder providing access to the loft space. Doors leading off to all bedrooms and bathroom. Walk-in airing cupboard with fitted shelves.

Rear Bedroom 1

19'5" x 14'5" (5.92 x 4.41)

Double glazed doors to rear having a Romeo & Juliet balcony.

En-suite

8'9" x 4'8" (2.67 x 1.44)

Corner shower enclosure with rain shower fitment. Over shaped wash hand basin set within a vanity unit. Close coupled economy flush WC. Wall mounted chrome ladder towel radiator.

Rear Bedroom 2

8'2" x 8'5" (2.50 x 2.57)

Front Bedroom 3

12'0" x 9'1" (3.68 x 2.77)

Family Bathroom/Shower room

8'9" x 7'1" (2.69 x 2.16)

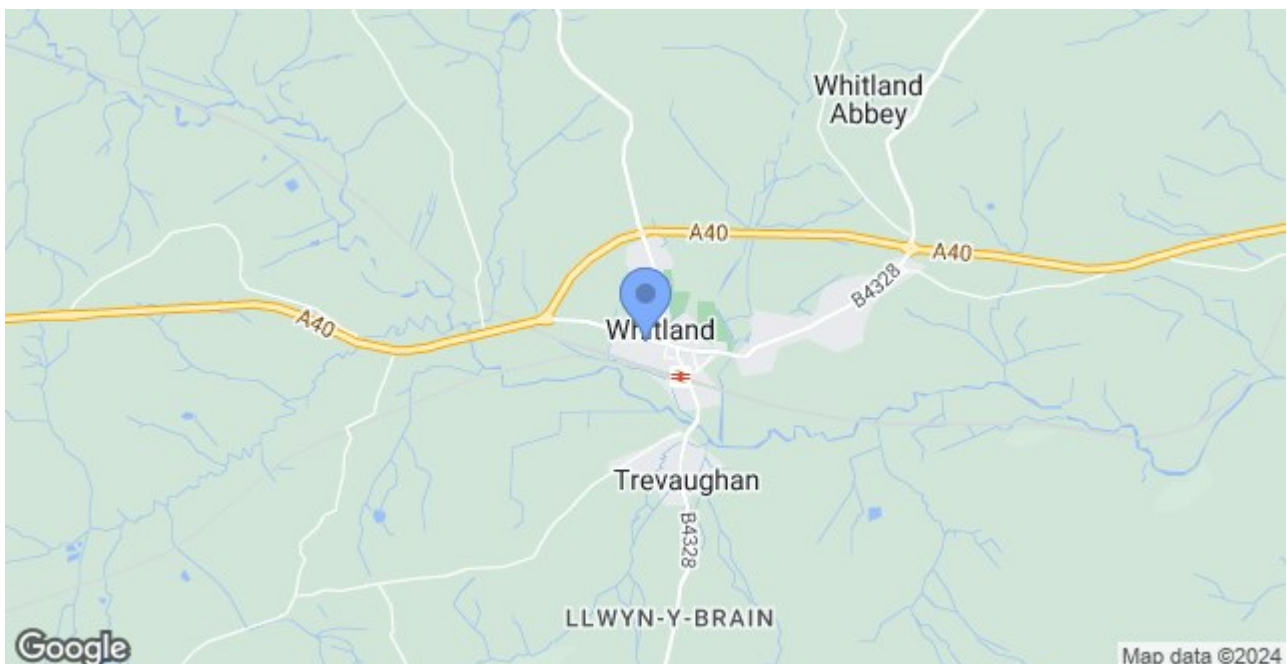
A four piece suite comprising an economy flush WC, a panel bath, an open walk-in shower with rain shower head and an oval shaped wash hand basin set within a vanity unit.

Bedroom 4

11'6" x 7'9" (3.51 x 2.38)

Externally

To the front of the property is a paved pathway with small forecourt, enclosed by a dwarf stone wall. To the rear of the property there is a lawn area and concrete hard standing providing additional parking. There is also a masonry built workshop/stores with external power points and lighting.





Floor Plan



Type: House - Semi-Detached
Tenure: Freehold
Council Tax Band:

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.

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