Approx Gross Internal Area
55 sq m / 596 sq ft




Ground Floor
Approx 2 sq m / 26 sq ft

First Floor
Approx 53 sq m / 569 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised leasehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band A
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Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/04/26 DRAFT REM

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

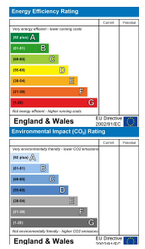


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Set in the heart of Whitland, this first floor flat is an ideal opportunity for first time buyers, downsizers and investors alike. Offered to the market chain free, it delivers low maintenance living with everything on the doorstep.

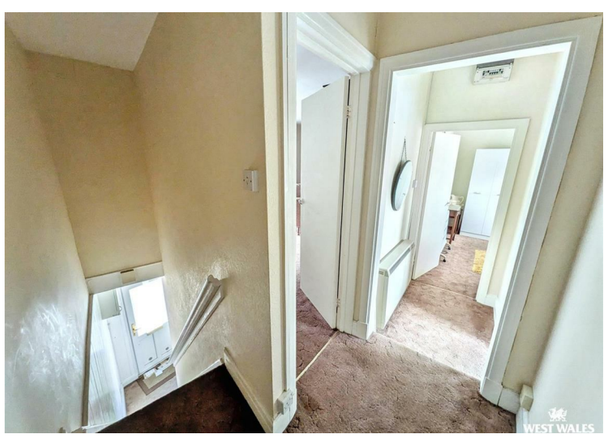
A private ground floor entrance and staircase lead up to the lounge/diner, which has a large window overlooking the village street. There is room for a full dining table and a seating area, plus built-in storage cupboards and electric heating throughout.

The separate kitchen is fitted with cream units, wood-effect worktops, a built-in oven with ceramic hob and extractor, and a stainless steel sink beneath the window. Everything is in place, ready for you to move straight in.









The double bedroom has space for a double bed and comes with fitted wardrobes, while the neighbouring bathroom has a full-size bath with shower screen, pedestal basin, WC and a heated chrome towel rail.

Local shops, cafes and amenities are all within easy reach, and the train station is within walking distance, making commuting and getting out and about simple.

Early viewing is highly recommended.




## DIRECTIONS

Starting from Dark Gate in Carmarthen, head towards Heol Y Felin/Mill Street and continue onto Lammas Street. Turn left onto Morfa Lane (B4312), then take the second exit at the roundabout onto the A4242. At the next roundabout, take the second exit onto the A40 and continue for approximately 8.7 miles. At the roundabout, take the second exit to remain on the A40 for a further 4 miles. At Llanboidy Road Roundabout, take the first exit onto Spring Gardens (B4328) and continue along the B4328 before turning left onto St John Street. The property will then be on your right.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.