



14 Llys Y Brenin, Whitland, SA34 0AQ

Offers in Region of £215,000

Contact Narberth Office



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## 14 Llys Y Brenin

Whitland

A semi-detached modern family home offering extremely well presented 3 bedroom accommodation, situated in a small residential cul-de-sac, within the popular and convenient town of Whitland. The property enjoys a brick paved front driveway, plus 2 further allocated parking spaces, which altogether provides ample parking space. The generous rear and side garden has been fully laid to a low maintenance attractive patio, which gives adults and children more time to enjoy, being a great space for play or to unwind. The interior layout is well designed boasts naturally light, good sized rooms, perfect for a family, couple or first time buyer. Viewing is essential to fully appreciate the size, quality and excellent location.

The property is incredibly well situated, being only a few minutes level walk from Whitlands many amenities, which include a Co-Op mini market, doctors surgery, primary and secondary schooling, train station connecting to Carmarthen and a traditional shopping high street with butchers, green grocers, pharmacy and other useful retailers. Whitland is located just off the main A40 connecting to St Clears & Carmarthen, or Narberth & Haverfordwest. It is an extremely well located place to live.



### Accommodation

Frosted double glazed front door opens into:

#### Entrance Hall

Stairs rise to first floor, door opens to:

#### Lounge

Double glazed window to front, radiator, under stairs storage cupboard, door to:

#### Kitchen/Diner

Fitted with wall and base storage cupboards, worktops, one and a half bowl single drainer sink, double oven, 4 ring gas hob with stainless steel extractor hood over, plumbing for dish washer, part tiled walls, double glazed window to rear, space for table and chairs, radiator, door to:

#### Utility

Fitted base storage cupboards, worktop, single drainer sink, plumbing for washing machine, part tiled walls, double glazed window to side, frosted external double glazed door to rear, radiator, cupboard housing a gas combination boiler serving the domestic hot water and central heating, door to:

#### Cloak Room

With W.C, pedestal wash hand basin, radiator, double glazed frosted window to side.

#### First Floor Landing

Double glazed window to side, radiator, access to loft, spindle balustrade, doors open to:

#### Bedroom 3

Double glazed window to rear, radiator.

#### Bedroom 1

Double glazed window to rear, radiator.

#### Bedroom 2

Double glazed window to front, radiator.

#### Bathroom

Comprising a bath with shower over, pedestal wash hand basin, W.C, frosted double glazed window to front, radiator, part tiled walls, built in airing cupboard.

### Externally

To the front of the property there is a brick paved driveway and two designated parking bays, all providing ample parking space. Gated access leads to the side and rear where there is a beautiful large patio garden, of low easy maintenance, enjoying a sunny position.

### Directions

From Whitland, turn onto North Road, passing the doctors surgery and turn right into Llys Y Brenin, take the next right and proceed into the cul-de-sac, turning left where a private road then leads to this property which is situated in the left corner, as identified by our JJMorris for sale sign. What Three Words: *///counters.goad.slyly*

### Utilities & Services

Heating Source: Gas Central Heating.

Electric: Mains.

Gas: Mains.

Water: Mains.

Drainage: Mains.

Local Authority: Carmarthenshire County Council.

Council Tax: Band D.

EPC: C

Tenure: Freehold and available with vacant possession upon completion.

### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 20mbps upload and 80mbps download. 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 – 75% Three 72%

O2 – 59%

Vodafone – 72%

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**

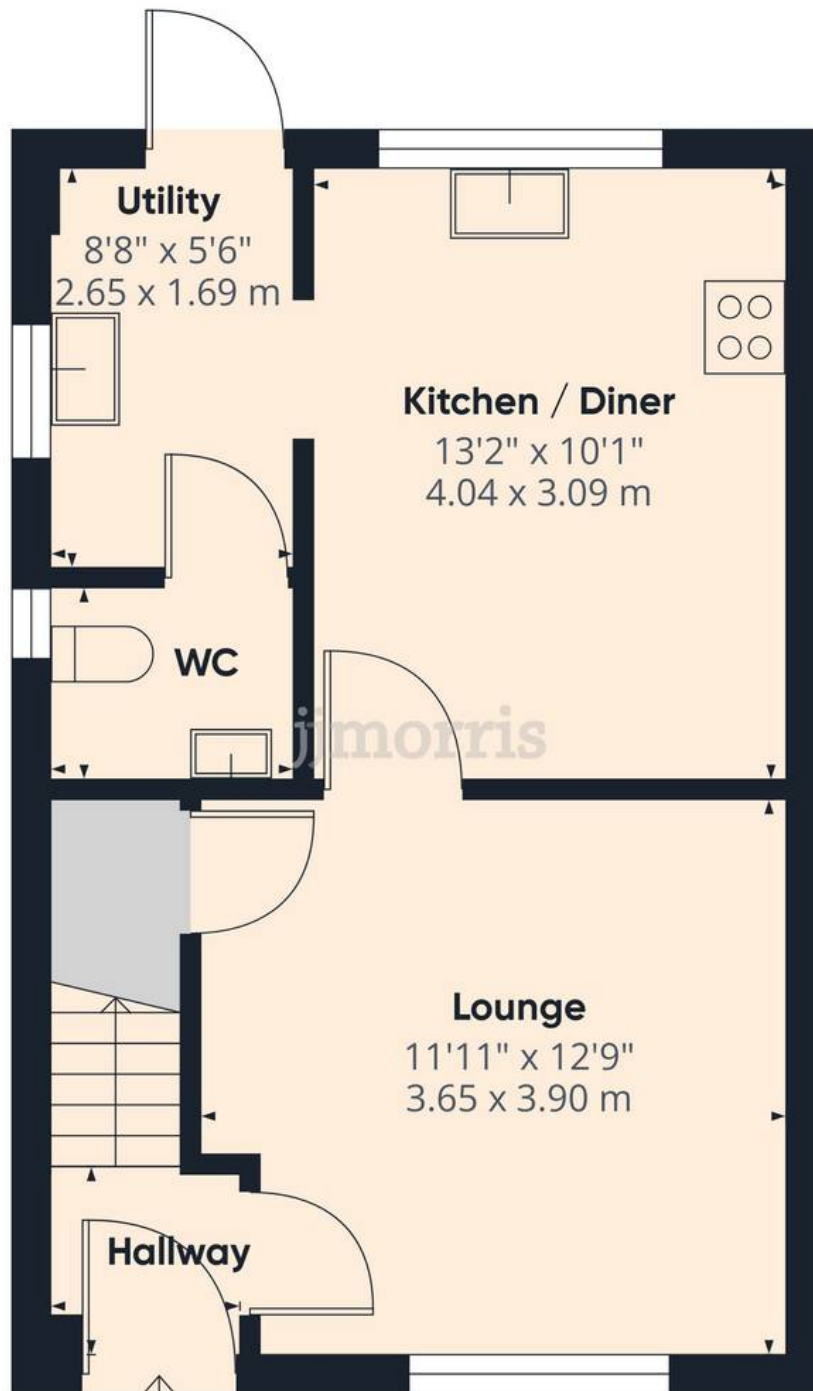
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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.



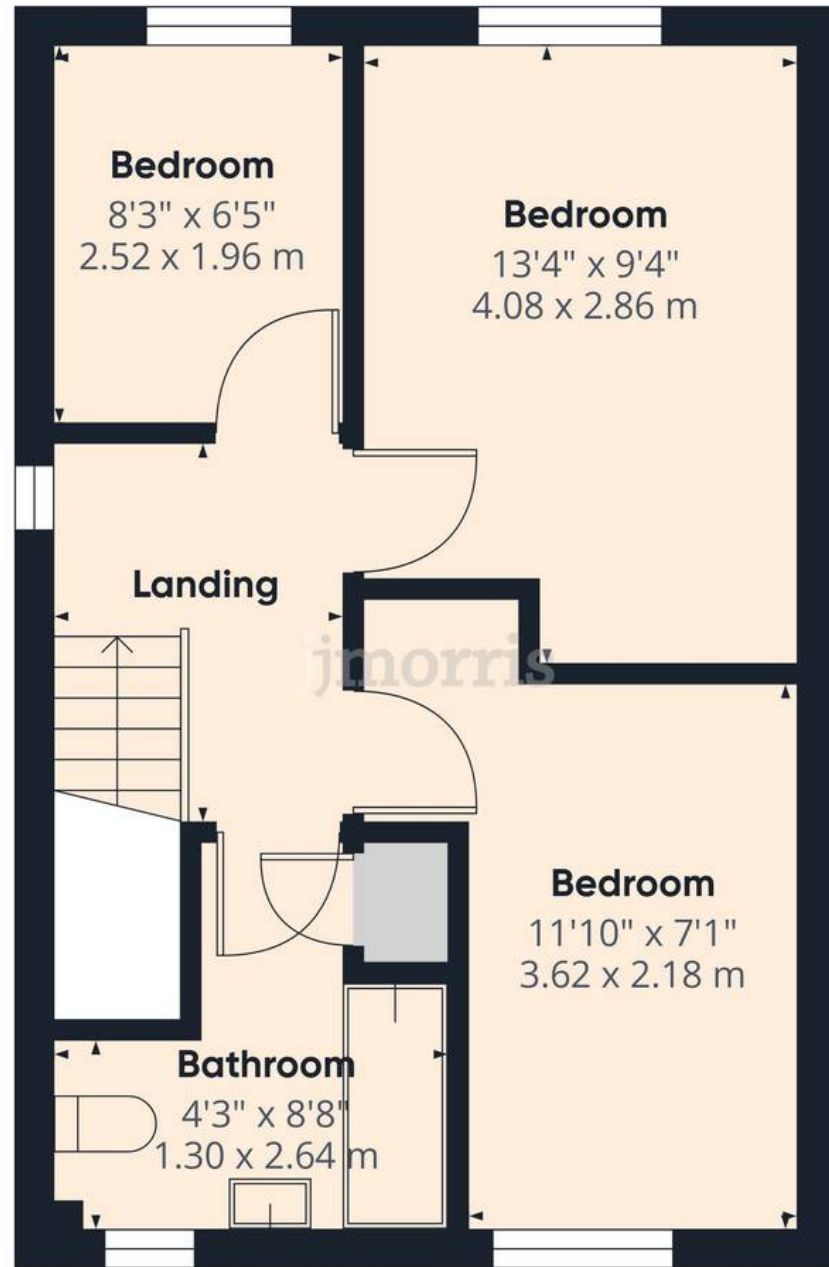








Floor 0



Floor 1



## JJ Morris Narberth

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