



Bethany North Road, Whitland, SA34 0BH

Offers in Region of **£450,000**

Contact Narberth Office



Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR



01834 860260



narberth@ijmorris.com

ijmorris.com

Bethany North Road

Whitland

A sensational 4 bedroom detached dormer bungalow with outstanding countryside views, situated in a convenient location, a short distance from the centre of Whitland town. This deceptively spacious home provides beautifully presented, light and airy accommodation arranged over two floors, with a modern kitchen and bathroom, plus an impressively large king-size master bedroom and ensuite. At the rear there is a good sized decked sun terrace from where the panoramic views are simply breathtaking and give this property a special wow factor.



Situation

The property is situated on the outskirts of Whitland town, within less than a mile of the town centre and all its amenities, to include a Co-op supermarket, doctors surgery, train station and traditional high street shopping parade with butchers, green grocers, pharmacy etc. Whitland also enjoys excellent primary and secondary schools. The A40 which passes the town, provides excellent road links to St Clears, Carmarthen and onto the M4, or if heading west, Narberth and Haverfordwest. The area is broadly well known for its delightful rolling countryside scenery and close proximity to the surrounding coast, with many spectacular beaches and resorts to enjoy.

Accommodation

Double glazed front door opens into:

Front Porch

Quarry tiled floor, double glazed windows, double glazed door opens into:

Hallway

A very spacious hallway with a gallery oak landing, oak spindle balustrades and Velux roof window. Built in storage cupboards, radiators, oak doors to rooms.

Living Room

Double glazed windows to front, side and rear, with superb far reaching country views enjoyed, gas fireplace, radiators, external double glazed French doors to rear, door opens to:

Kitchen / Diner

Range of modern fitted wall and base storage cupboards, worktops, one and a half bowl stainless steel sink, tiled splash backs, 5 ring gas hob, extractor hood over, eye-level Bosch oven and microwave, integrated fridge/freezer and dish washer, radiator. Double glazed window to rear enjoying the superb views. Door opens back to hallway, double glazed door to sunroom and opening leads on to the dining area with space for table and chairs, fitted wall and base storage cupboards with worktop over, radiator, double glazed internal window to sunroom and of the superb views, door opens back to hallway.

Sunroom

Double glazed floor to ceiling windows and double glazed roof. Double glazed door to side and bi-folding double glazed door to rear opening onto a wonderful large deck and enjoying the most incredible far reaching countryside views.

Utility

Plumbing for washing machine, worktop and space for tumble dryer, radiator.

Bedroom 1

Double glazed windows to front and side, fitted sliding wardrobes, radiators, doors open to:

En-Suite

Comprising a walk-in shower enclosure, W.C and wash hand basin set in a vanity worktop with fitted wall and base storage cupboards, heated towel radiator, tiled floor and walls, frosted double glazed window to front.

Storage / Dressing room

Radiator and frosted double glazed window to front.

Bedroom 2

Double glazed window to side, radiator.

Bathroom

Comprising a large walk-in shower enclosure, bath tub, W.C and wash hand basin set in vanity storage cupboards with worktop, heated towel radiators, tiled walls and floor, frosted double glazed window to side.

First Floor Landing

Oak spindle balustrade, built in storage cupboards, doors to:

Bedroom 3

Double glazed dormer window to side, radiator, port hole window, built in wardrobe, eaves storage space.

W.C

W.C, pedestal wash hand basin, radiator, access to eaves, Worcester combi boiler serving the domestic hot water and central heating.

Bedroom 4

Double glazed dormer window to rear enjoying outstanding countryside views, built in storage cupboards, access to eaves, radiator.

Externally

At the front of the property there is a good sized driveway providing ample off road parking and turning space. Front garden borders established with colourful plants and shrubs. Secure gated access on both sides lead to the rear, where there is a tremendous large decked seating and entertaining area from where the very best views can be admired. Steps lead down to a lovely enclosed garden, laid to lawn with ornamental trees and shrubs. Under the deck there is a useful storage area.

Directions

From Narberth, travel along the A40 signposted for St Clears/Carmarthen, and after 4.5 miles you will reach a roundabout with the turning for Whitland. Follow the road into the town and turn left by the Co-op supermarket onto North Road. Travel up past the secondary school and across the road bridge, until you will see the property on the left hand side identified by our JJ Morris for sale sign.

Services

- Heating Source: Gas
- Electric: Mains
- Water: Mains
- Drainage: Mains
- The property benefits from Envirovent Positive Input Ventilation System (PIV) situated in loft.
- Local Authority: Carmarthenshire County Council
- Council Tax Band: E
- EPC: TBC
- Tenure: Freehold and available with vacant possession upon completion.
- What Three Words: [///unclaimed.watch.organic](https://www.what3words.com/unclaimed.watch.organic)

Broadband

According to the Ofcom website, this property has standard broadband available. 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 Reception

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 76%

Three Voice & Data – 75%

O2 Voice & Data – 61%

Vodafone Voice & Data – 73%

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 Legislation

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.









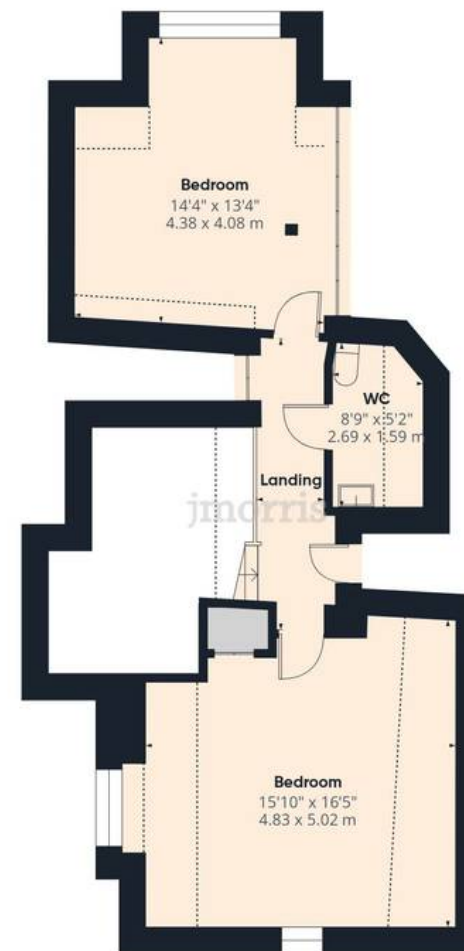








Floor 0



Floor 1





JJ Morris Narberth

J J Morris, Hill House – SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

These particulars are provided for guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information, descriptions, measurements, floor plans, and other details provided, they should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection and other enquiries as to their accuracy. Photographs, drone imagery, virtual tours, and other marketing