Sales & Lettings of Residential, Rural & Commercial Properties

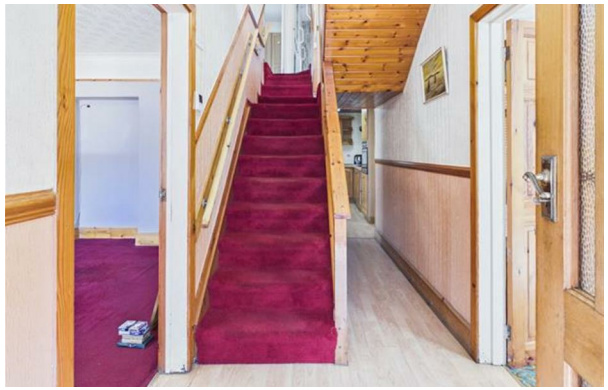
GERALD R. VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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Ivy House Spring Gardens, Whitland, SA34 0HH

Offers In The Region Of £350,000

- SUBSTANTIAL SEMI-DETACHED HOUSE.
- 3 BEDROOMS. 2 LIVING ROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- MIDWAY CARMARTHEN AND HAVERFORDWEST
- WALKING DISTANCE SECONDARY SCHOOL.
- FIRST TIME ON THE 'OPEN MARKET' IN OVER 40 YEARS.
- ADJOINING 2 BEDROOMED ANNEXE.
- SHORT LEVEL WALK PRIMARY SCHOOL, LOCAL SHOPS AND SERVICES.
- NO FORWARD CHAIN. SECURE WORKSHOP/STORES.
- SUIT INTER-GENERATIONAL LIVING.
- GAS C/H. BALCONY. PV PANELS PROVIDING AN INCOME.
- WALKING DISTANCE RAILWAY STATION.
- ATTRACTIVE PART STONE FACADE.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

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Ivy House Spring Gardens, Whitland SA34 0HH

A most conveniently situated, traditionally built DOUBLE FRONTED 3 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE having an attractive part stone facade with an ADJOINING 2 BEDROOMED ANNEXE being located within a short level walk of the Primary School, Shops and local facilities, Secondary School and Railway Station at the centre of the Market town of Whitland which in turn is located amidst the Taf river valley just off the 'Carmarthen to Haverfordwest' A40 trunk road (half mile) and which in turn is located some 4.5 miles west of St. Clears, is within 7 miles of Narberth, is within 9 miles of the extensive sandy beach at Pendine and the property is located within 12 miles of Saundersfoot. The readily available facilities and services at the County towns of Carmarthen and Haverfordwest being some 14 and 16 miles distant respectively. The property enjoying ease of access to the Pembrokeshire Coast National Park and beautiful and varied West Wales coastline.

5 2 3

Council Tax Band: D





ENTRANCE HALL
5'4" x 3'8"
with ceramic tiled floor. Half PVCu double glazed. 'T&G' boarded ceiling. PVCu part opaque double glazed entrance door to outside. Light oak opaque glazed portcullis door to

RECEPTION HALL
12'10" in depth
with staircase to first floor having a pine handrail. Boarded effect laminate flooring. C/h thermostat control. 2 Power points. Radiator. Dado rail. Understairs storage area.

LIVING ROOM
13'3" x 11'11"
with PVCu double glazed window to fore. 2 Radiators. Coved ceiling. Picture rail. C/h timer control. TV point. Feature stone/Pine 'T&G' boarded fireplace with fitted shelving to either side incorporating an electric fire. Provision for gas fire. 5 Power points. 2 Wall light fittings. Alcove.

HOME OFFICE/DINING ROOM
13'3" x 13'1" overall
with fitted wall to wall storage cupboards with louvre doors. Picture rail. Telephone point. Radiator. PVCu double glazed window to fore. 2 Power points. Coved ceiling.

FITTED KITCHEN/BREAKFAST ROOM
15'8" x 11'3"
with telephone point. Boarded effect laminate flooring. Radiator. 'T&G' boarded ceiling. Part tiled walls. Electricity consumer unit. Part 'T&G' boarded walls. Range of fitted base and eye level kitchen units incorporating a gas hob, wine rack, electric oven, cooker hood, glazed/open fronted display units and sink unit. 10 Power points. Glazed/panelled door to the reception hall. Opening to

UTILITY ROOM
10'1" x 7'6"
with ceramic tiled floor. Opaque single glazed window. 7 Power points plus fused points. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a sink unit.

REAR PORCH
10'10" x 6'9"
with part tiled walls. Ceramic tiled floor. Polycarbonate roof. 2 Power points. Part opaque glazed door to rear.

FIRST FLOOR

HALF LANDING

REAR LANDING

REAR BEDROOM 1
12'1" x 9'3"
with glazed/panelled door to the rear landing. Radiator. PVCu double glazed window. Fitted wall to wall wardrobe. 2 Power points.

SHOWER ROOM
10'9" x 6'4"
with recessed downlighting. Radiator. Slate effect ceramic tiled floor, PVCu opaque double glazed window. Wall mounted electric heater. Glazed/panelled door to the rear landing. Part tiled walls. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. 5' 6" (1.86m) Wide shower tray to match with waterproof panelled walls and shower screen having a dual head plumbed-in shower over.

FITTED AIRING/LINEN CUPBOARD
with two folding doors. Slatted shelving. 1 Power point.

FRONT BEDROOM 2
13'0" x 10'11" plus
wall to wall/floor to ceiling fitted wardrobes. Coved ceiling. Radiator. 8 Power points. PVCu double glazed window.

FRONT BEDROOM 3
13'6" x 13'4"
with radiator. PVCu double glazed window. Fitted cupboard to one side of former fireplace. 2 Wall light fittings. 2 Power points. Picture rail.

EXTERNALLY
Walled paved forecourt garden with decorative railings and pedestrian gate. Side concreted entrance drive that leads to the front and side of the property and which provides ample private car parking. Rear concreted courtyard with pedestrian access to the rear service lane. Close boarded fenced bin store. OUTSIDE LIGHT and WATER TAP.

ADJOINING THE MAIN RESIDENCE LIES AN ANNEXE/GRANNY
Underfloor heating provided by mains gas. PVCu double glazed windows. Smooth skimmed and coved ceilings. Moulded white panel effect internal doors.

RECEPTION HALL
with PVCu part opaque double glazed door to rear. 2 Power points. Oak boarded effect flooring. Underfloor heating room thermostat control. Fitted cupboard housing the PV panel inverter, meter and isolator switches. Electricity consumer unit. Glazed/panelled door to the living room/kitchen.

BUILT-IN CUPBOARD OFF
housing the pressurised hot water cylinder.

SHOWER ROOM
9'3" x 4'6"
with ceramic tiled floor. Extractor fan. Chrome towel warmer ladder radiator. Recessed downlighting. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin to fitted bathroom furniture. Double tiled shower enclosure with sliding door and rainhead shower over.

OPEN PLAN FITTED KITCHEN/BREAKFAST/LIVING ROOM
24'4" x 13'8"
with 2 PVCu double glazed windows to fore. Recessed downlighting. C/h timer control. Underfloor heating room thermostat control. Part tiled walls to the kitchen area. 21 Power points plus fused points. TV and telephone points. Oak boarded effect flooring. 2 USB charger ports. Staircase to first floor. Range of fitted base and eye level kitchen units with courtesy floor lighting incorporating a composite 1.5 bowl sink unit, canopied cooker hood, ceramic hob with splashback, electric oven and breakfast bar. Understairs storage cupboard housing the underfloor heating manifold.

BUILT-IN CUPBOARD OFF.
with plumbing for washing machine. 2 Power points. Extractor fan.

BUILT-IN CUPBOARD OFF..
with double doors. Large enough to accommodate an 'American style' Fridge/Freezer.

FITTED BOILER CUPBOARD
with slatted shelving. LOGIC +system 30 gas fired central heating boiler.

FIRST FLOOR.

LANDING
with 2 power points. Recessed downlighting. PVCu double glazed double French doors to the balcony.

REAR BEDROOM 1
recess. PVCu opaque double glazed window. Recessed downlighting. 6 Power points. 2 USB charger ports.

FRONT BEDROOM 2
11'1" x 11'0" plus
fitted floor to ceiling wardrobes with sliding mirrored doors. 2 PVCu double glazed windows to fore. Underfloor heating room thermostat control. Built-in storage cupboard off over the stairwell. 12 Power points. TV point. Built-in cupboard.

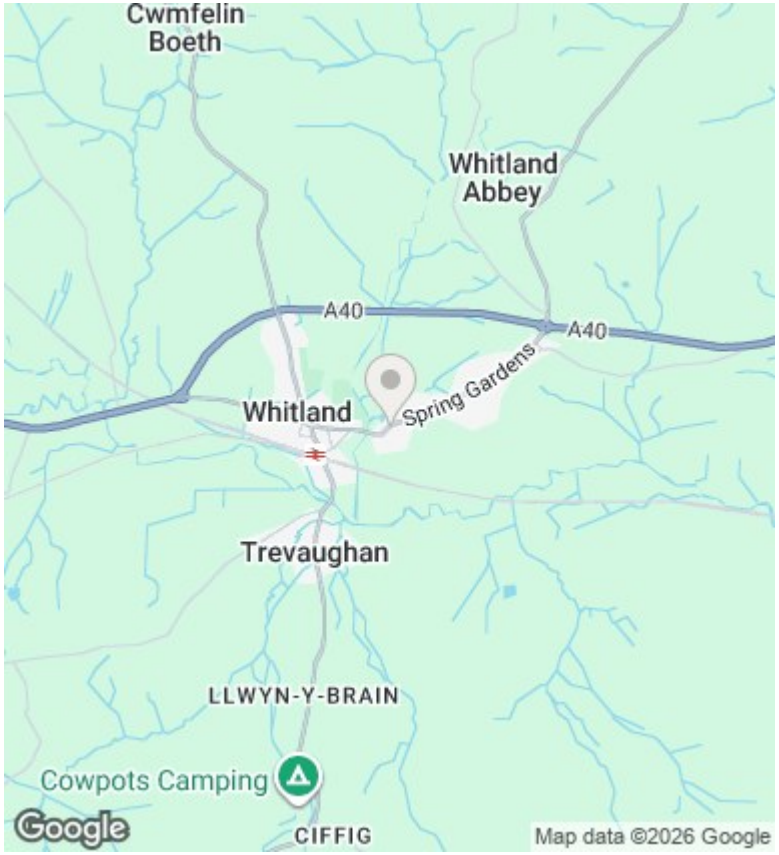
SEPARATE WC
with ceramic tiled floor. Extractor fan. Waterproof panelled walls. WC in white.

BALCONY
16'2" x 11'10"
Enclosed with a contemporary glass balustrading with stainless steel handrails and finished with an artificial lawn providing an attractive and low maintenance outdoor seating and entertaining area.

SECURE WORKSHOP/STORES IN TWO ROOMS
timber framed. Electricity connected. Workbench.

2 TIMBER FRAMED STORE SHEDS





Directions

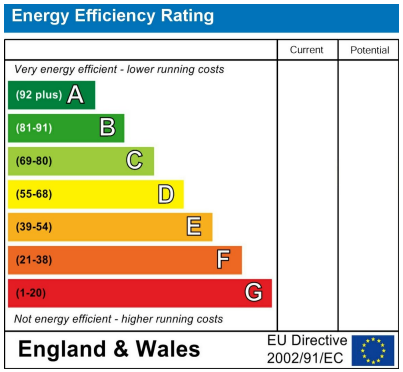
Upon entering Whitland from the St. Clears/Carmarthen direction travel past the entrances to the Cricket Club and Rugby Ground continuing down 'Spring Gardens' and the property will be found on the right hand side just after Tabernacle Congregational Chapel and the red post box on a left hand bend before the 'Fishers Hotel'.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

D



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