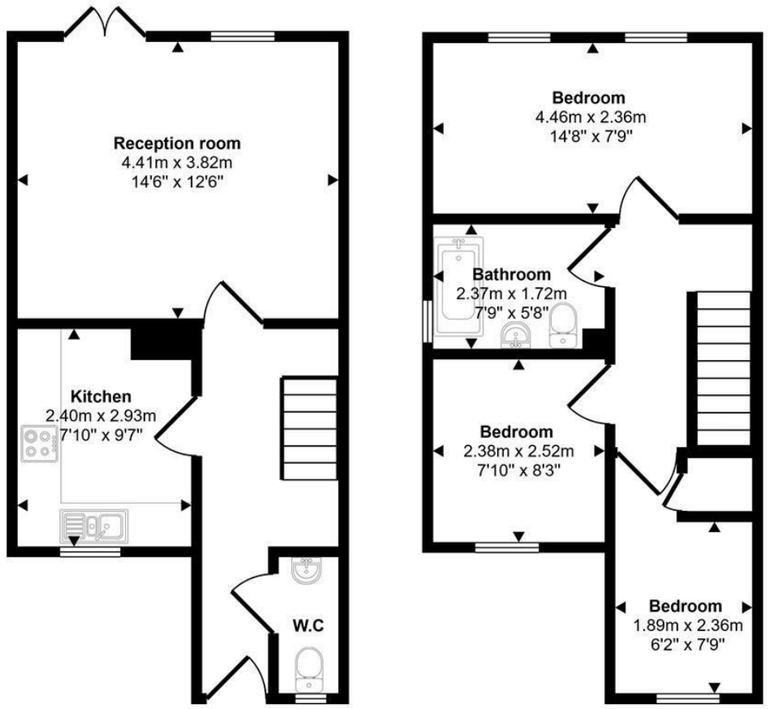
Approx Gross Internal Area
69 sq m / 742 sq ft



Ground Floor
Approx 34 sq m / 370 sq ft

First Floor
Approx 35 sq m / 372 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 Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band B
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
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/08/26 DRAFT

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

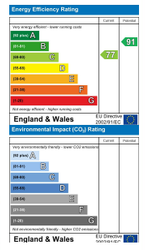
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



49 Maes Abaty, Whitland, SA34 0HQ

- SEMI-DETACHED HOUSE
- REAR GARDEN
- WELL PRESENTED
- CLOSE TO LOCAL AMENITIES
- HEATING-GAS
- THREE BEDROOMS
- OFF-ROAD PARKING
- CHAIN-FREE
- OPPORTUNITY FOR FIRST-TIME BUYERS
- EPC-TBC

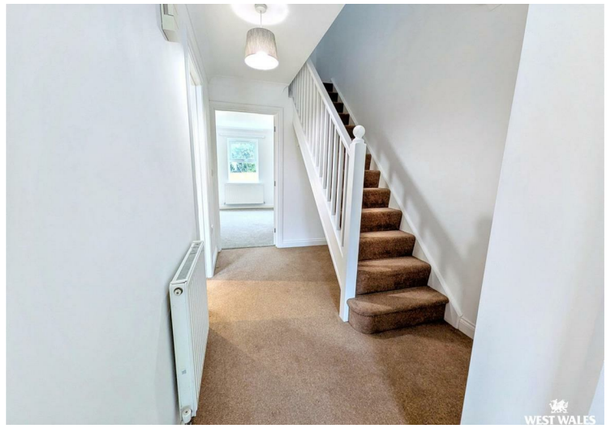


£190,000

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The Agent that goes the Extra Mile













CHAIN FREE
Offered to the market chain free, this three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, growing families, or investors. The accommodation is arranged over two floors and includes a welcoming living space, a fitted kitchen, a convenient downstairs W.C., and three bedrooms served by a family bathroom. Outside, the property benefits from a rear garden and off-road parking, providing practical space for both relaxing and everyday living.

Situated in the town of Whitland, the property is within easy reach of a range of local amenities, including shops, schools, and everyday services. Whitland Railway Station offers convenient rail links to Carmarthen and Pembrokeshire, making it well suited for commuters, while the popular market town of Narberth is approximately six miles away, offering an excellent selection of independent shops, cafes, restaurants, and local attractions. Combining a convenient location with comfortable accommodation, this property is one not to be missed.

Viewing highly recommended!















DIRECTIONS

From our Carmarthen office in Dark Gate, head along Lammas Street before turning left onto Morfa Lane (B4312). Continue through the roundabout onto the A4242, then take the second exit at the next roundabout to join the A40 towards Whitland. Stay on the A40 for approximately 13 miles, passing through the roundabout on the outskirts of Whitland. At the Llanboidy Road roundabout, take the first exit onto Spring Gardens (B4328). Continue for a short distance before turning right into Maes Abaty. Follow the road as it bends to the left, then continue left again to remain on Maes Abaty, where number 49 will be found straight ahead What3words: ///drifters.single.tokens

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