



1 Station Road, Whitland, SA34 0QE

Offers in Region of £225,000

Contact Narberth Office



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1 Station Road, Whitland

A delightful 3 bedroom semi-detached house that perfectly balances character and contemporary style. Thoughtfully presented throughout, this spacious property offers a warm and inviting atmosphere from the moment you walk through the door. The heart of the home is undoubtedly the stunning kitchen/diner, designed to impress with its modern fittings, generous workspace, and room to gather with friends or family for meals and entertaining. Throughout the house, you'll find an appealing blend of original features and tasteful updates, creating a unique sense of charm and comfort. The living spaces are well-proportioned, providing plenty of flexibility for relaxing, entertaining, or working from home. Each bedroom is a good size, with natural light and neutral décor making them feel bright and welcoming. There is also a shower room on the ground floor and an upstairs bathroom. Outside there is a lovely garden with lean-to side shed. This property is ideal for buyers seeking a home they can move straight into, with thoughtful touches and quality finishes throughout. Situated just a short stroll from all the town's amenities, you'll enjoy the convenience of shops, cafes, schools, and transport links right on your doorstep. Whether you're looking for your first home, a place to grow with your family, or a smart investment in a popular location, this house ticks all the boxes for comfort, style, and practicality. Viewing is highly recommended.

Situation

The property is situated in the popular and convenient town of Whitland, within just a short stroll 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

Composite double glazed front door opens into:

Entrance Hall

Quarry tiled flooring, radiator, stairs rise up to the first floor, door opens to:

Sitting Room

With a lovely traditional fireplace housing a wood burning stove, quarry tiled flooring, double glazed French doors open out to the rear garden, understairs storage cupboard, door to kitchen/diner and wide opening leads through to:

Living Room

Double glazed window to front, radiator.

Kitchen/Diner

A wonderful open space with modern and stylish range of fitted kitchen cupboards with Oak worktops, stainless steel double drainer/double sink, 4 ring electric hob, extractor hood, eye-level double oven, part tiled walls, tiled flooring, double glazed windows to front and side, space for dining table and chairs, feature fireplace, radiator, door to:

Utility

Oak worktop with stainless steel sink and drainer, plumbing for washing machine and space for white goods, radiator, part tiled walls, wall mounted gas boiler servicing the hot water and central heating, external double glazed door to rear garden, door to:

Shower Room

Wet room style with shower area, W.C, pedestal wash hand basin, radiator, frosted double glazed window to side.

First Floor Landing

Double glazed window to rear, spindle balustrade, access to loft, doors to:

Bedroom 1

A lovely spacious room with two double glazed windows to the front, feature fireplace, radiator.

Bedroom 2

Double glazed window to front, sloping ceiling with limited head height and Velux roof window, radiator.

Bedroom 3

Sloping ceiling with limited head height and Velux roof window, radiator.

Bathroom

Comprising a bath with shower over, W.C, wash hand basin set in vanity storage unit, tiled floor, part tiled walls, frosted double glazed window to rear, heated towel radiator.

Externally

To the rear there is a well kept and colourful garden laid mainly to lawn with planted borders, patio area, and a lean-to side storage shed.

Services

- Heating Source: Gas
- Electric: Mains
- Water: Mains
- Drainage: Mains
- Local Authority: Carmarthenshire County Council
- Council Tax Band: C
- EPC: D
- Tenure: Freehold and available with vacant possession upon completion.

Broadband

According to the Ofcom website, this property has both standard and superfast 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.

Directions

From Whitland town centre, proceed along the shopping high street and pass the train station crossing, then only a short distance further you will see the property on the right hand side, identified by our JJ Morris for sale sign, by the entrance to Davies builders.

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.



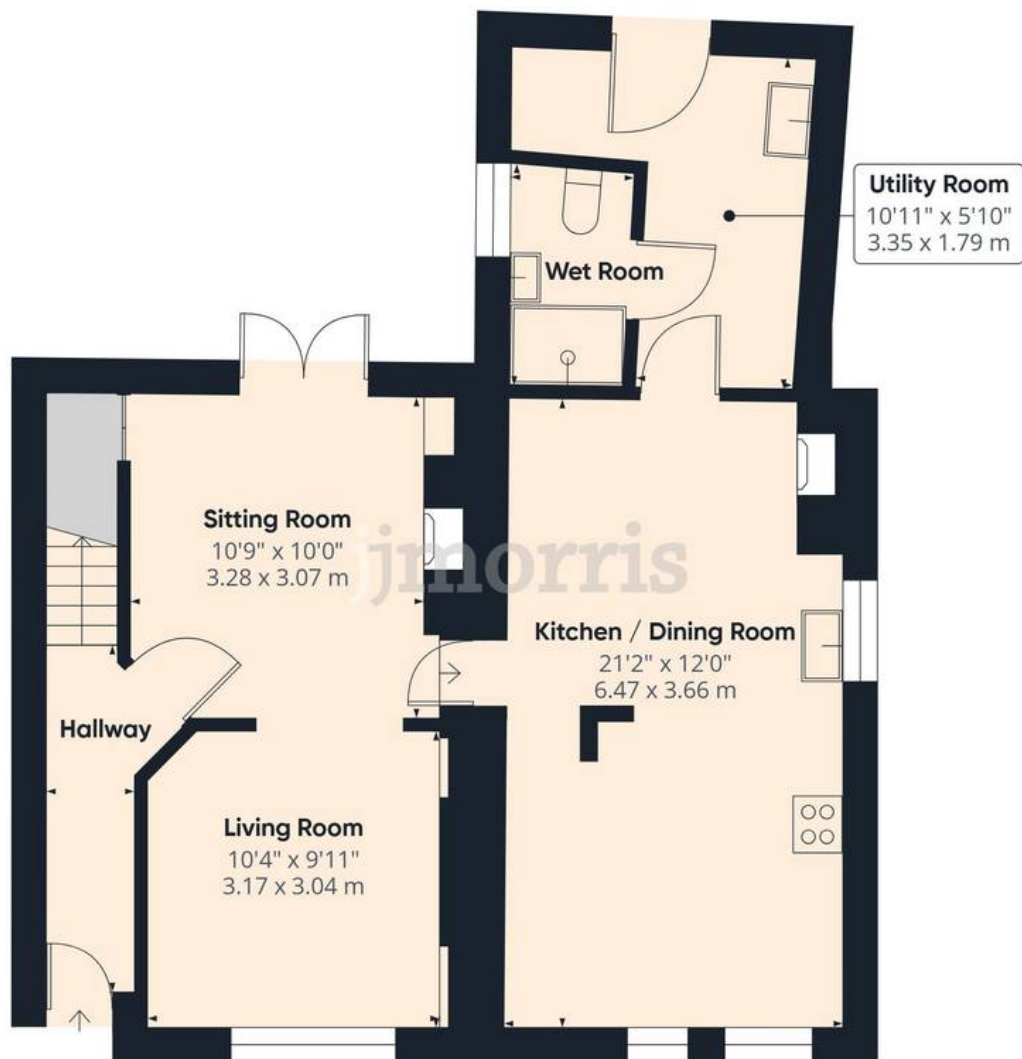




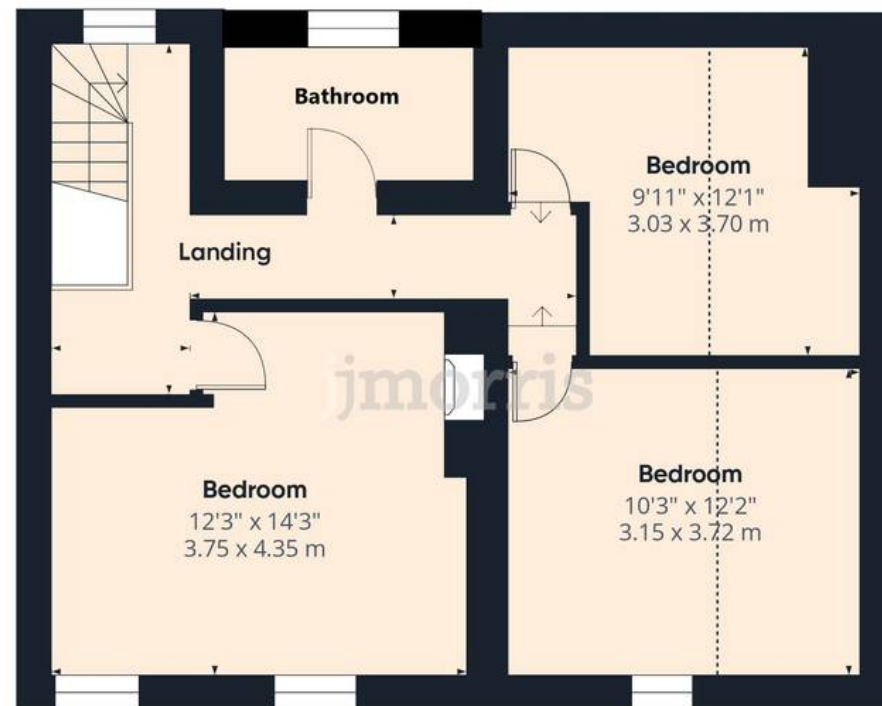








Floor 0



Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales



JJ Morris Narberth

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