



Carisma, Spring Gardens, Whitland, SA34 0HR

Offers in Region of £249,950

Contact Narberth Office



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Carisma Spring Gardens

Whitland

This beautifully modernised semi-detached house offers flexible and spacious accommodation, making it an ideal choice for a variety of buyers. Having undergone considerable improvement, the property is presented to a high standard throughout, featuring a fantastic modern kitchen perfect for both every-day living and entertaining. The lovely contemporary bathroom is complemented by an additional separate shower room, providing excellent convenience for family life or guests. The ground floor benefits from a versatile third bedroom and a stylish bathroom, offering further flexibility for those seeking a home office, guest suite, or additional living space. Upstairs, two well-proportioned bedrooms provide comfortable accommodation, each finished with attention to detail. The property also boasts a private driveway and ample off-road parking, ensuring practicality for multiple vehicles. Situated within the heart of Whitland town, this home enjoys a convenient location close to local amenities, schools, and transport links. The thoughtful layout and high-quality finishes throughout make this an exceptional opportunity for those seeking a move-in ready home in a sought-after area. Whether you are looking for your first home, a family residence, or an investment, this impressive property offers style, comfort, and versatility.



Situation

The property is situated within the small market town of Whitland which has a good range of local services and amenities which include a train station, primary and secondary schooling, doctors surgery and parade of shops, places to eat etc. The town is located just off the main A40 and is therefore within easy reach of the larger towns of Carmarthen and Haverfordwest which both have the benefit of an excellent and wider range of services, facilities and amenities.

Entrance Hall

Entered via double glazed front door, stairs rise to first floor, doors open to:

Bedroom 3

Dimensions: 4.32m x 3.05m (14'2 x 10'). Double glazed window to front, radiator.

Lounge

Dimensions: 4.55m x 3.33m (14'11 x 10'11). Double glazed windows to front and side aspects, electric fireplace, radiator, under stairs storage cupboard, door to:

Inner Hall

Double glazed external door to rear, doors open to:

Kitchen

Dimensions: 3.89m x 2.31m (12'9 x 7'7). Fitted range of wall and base storage units, worktops, single drainer sink, space for white goods, space for cooker, extractor hood over, part tiled walls, double glazed window to rear, radiator.

Bathroom

Dimensions: 2.34m x 2.29m (7'8 x 7'6). Comprising a bath, pedestal wash hand basin, W.C, frosted double glazed window to rear, radiator.

First Floor Landing

Doors open to:

Bedroom 1

Dimensions: 4.95m x 3.30m (16'3 x 10'10). Double glazed windows to front and rear aspects, built in wardrobes, radiator.

Bedroom 2

Dimensions: TBC. Double glazed window to front and side aspects, built in wardrobe, built in airing cupboard, radiator.

Shower Room

Comprising a shower cubical, W.C, wash hand basin, radiator.

Externally

The property boasts an excellent sized garden to the rear and side, along with its own private driveway providing ample off road parking space, covered seating area, summer house, old garage now used as a shed/gym, and vegetable growing secret garden with raised beds.

Services

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

Directions

From Narberth travel along the main A40 road until reaching the turn off roundabout for Whitland. Travel through the town passing the primary school and up along Spring Gardens until the property is found on the left hand side as identified by our JJMorris for sale sign. [///subject.superhero.draining](#)

Broadband

According to the Ofcom website, this property has standard, superfast and ultrafast 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%

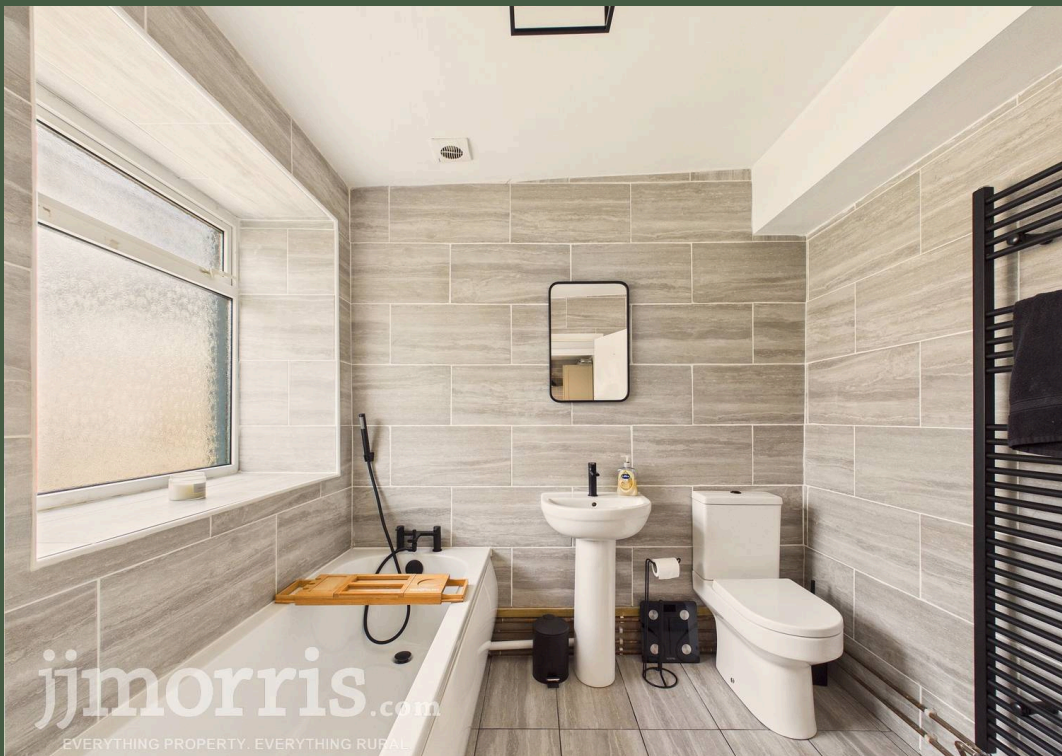
Vodafone Voice & Data – 73%

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

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.





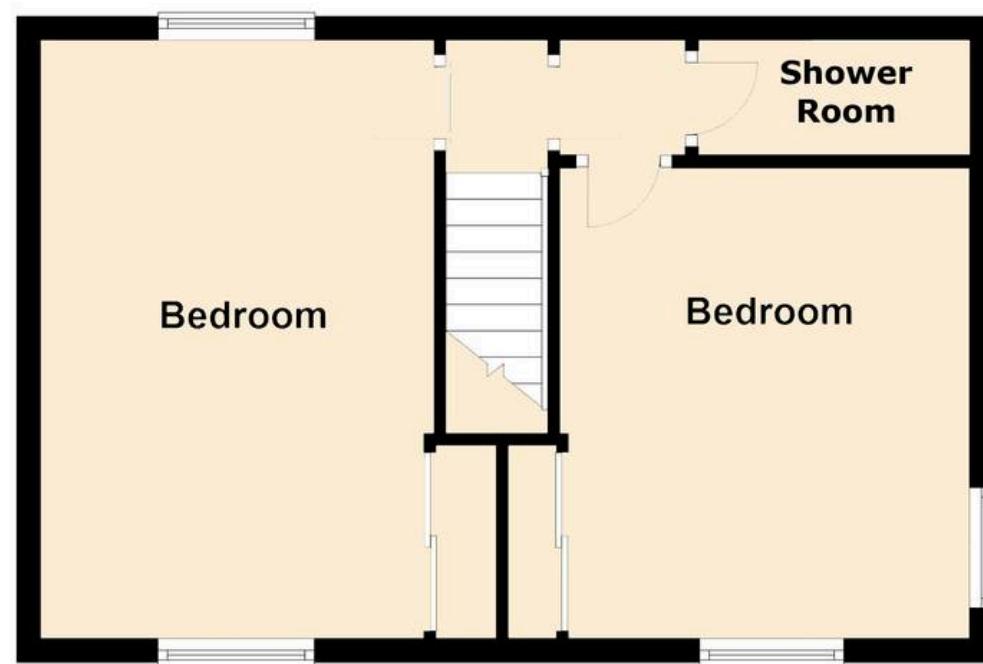




Ground Floor



First Floor





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