

142 Main Street • Pembroke  
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**OWEN & OWEN**  
**CHARTERED SURVEYORS**

**FOR SALE**  
**27 St Mary Street, Whitland, Carmarthenshire, SA34 0PY**



**Spacious three bedroom end of terraced house with rear courtyard.  
The property is in need of some work and would benefit from updating.  
An excellent investment purchase or potential first time buyer.  
Realistically priced.**

**Guide price - £115,000**

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

**Location:** 27 St Mary Street, Whitland, Carmarthenshire, SA34 0PY

Whitland is a popular small market town with a good range of amenities including junior and secondary schools, doctor, dentist, a range of local shops and convenience stores, train station and bus services. The county town of Carmarthen is located some 14 miles to the East.

**Directions:** Coming from Narberth on the A40, proceed into Whitland along West Street and after about half a mile turn right onto St Mary Street (opposite the junior school, Ysgol Llys Hywel). 27 St Mary Street is the first property on your right hand side.

**Description:** A spacious three bedroom end of terrace property. With courtyard garden to the rear and on street parking. Requiring some updating but presents a great opportunity for an investment purchaser or a first time buyer.

**Accommodation:**

**Entrance Hall:** With stairs to first floor and door off to:

**Lounge:** 4.15m x 3.55m – With upvc double glazed window to front, open fire place with surround and hearth, radiator, pendant light.



**Dining Room:** 4.15m x 3.80m – from hallway, with upvc double glazed window to front, gas fire with back boiler, built in cupboards, radiator and pendant light.



Through to rear hall with cupboard and door through to

**Kitchen:** 3.95m x 3.31m – with upvc double glazed windows to rear and side, fitted units and cabinets, laminate worktops, double stainless steel draining unit with mixer tap, oil fired range cooker, separate electric oven and hob, space for other appliances.

**Kitchen (cont.):**



**Rear Hallway**

With general space for storage and under stairs storage cupboard, door off to downstairs shower room and separate WC. Door to rear courtyard.

From a stairs in main entrance up to landing:

**Bedroom 1:**

5.26m x 3.67m – Large double bedroom. Two double glazed upvc windows to the rear of the property. Built in wardrobe which houses hot water cylinder. Radiator. Pendant lighting.

**Bedroom 2:**

4.15m x 3.55m – Double bedroom. Double glazed upvc window to the front. Radiator and pendant light.

**Bedroom 3:**

4.15m x 2.78m – Double bedroom. Double glazed upvc window to the front. Radiator and pendant light.

**Bathroom:**

With obscured glass double glazed upvc window to the front. Bath, pedestal sink and low level WC. White tiled splashbacks in places.

**Courtyard:**

Leading from the kitchen is a good sized concrete courtyard with oil tank for range cooker. Side entrance gate.

**Services:**

We understand that mains electricity, gas, water and sewage and connected to the property. Telephone and fast internet broadband services we also understand are available. Please note that no appliances have been tested.

**Local Authorities:**

Carmarthenshire County Council  
County Hall  
Carmarthen  
SA31 1JP  
Tel. No. 01267 234567

**E.P.C. Rating:**

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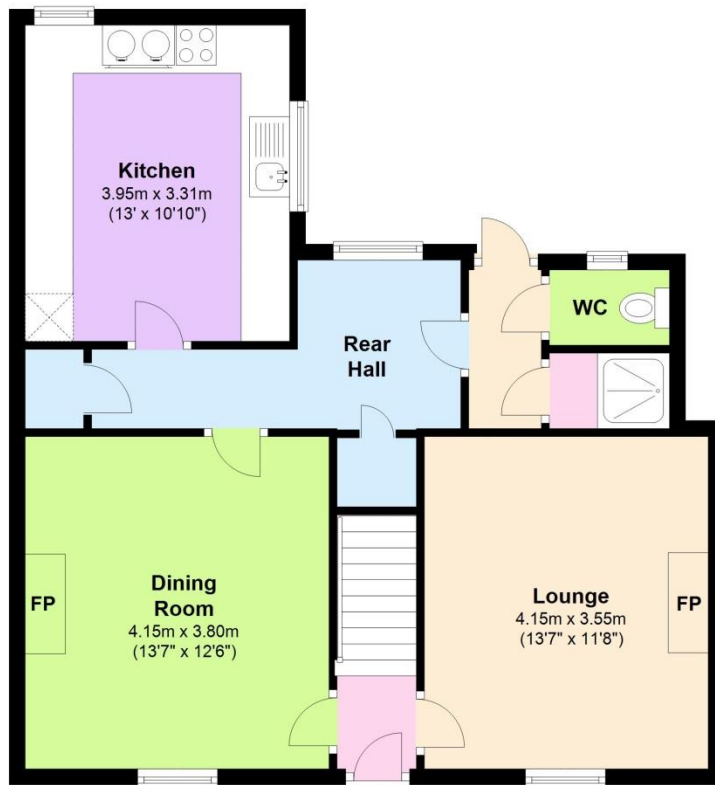
**Guide Price**

£115,000

**Viewing:**

Strictly by appointment with the sole selling Agents  
Owen and Owen, 142 Main Street, Pembroke, Pembrokeshire SA71 4HN  
Tel. No: 01646 621500  
Email : [info@owenandowen.co.uk](mailto:info@owenandowen.co.uk)  
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## Ground Floor



Whilst every effort has been taken to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and are for general purposes and should only be used as such by any prospective purchaser or tenant.  
Plan produced using PlanUp.

## First Floor

