

**Narberth Office:**

Hill House, High Street, Narberth, Pembrokeshire, SA67 7AR

T: 01834 860260

E: narberth@jjmorris.com

**jjmorris.com**

Chartered Surveyors | Estate Agents | Valuers | Auctioneers



**Clare House North Road, Whitland, SA34 0AU**

**£155,000**

A mid terraced property conveniently located within walking distance of town facilities

Affording 3 bedrooms, 2 reception rooms, kitchen and wet room

Ideally suited to those looking for a small project with considerable appeal

Ripe for improvement

Low maintenance rear garden

NO CHAIN. EPC TBC.

## Situation

Conveniently located within North Road in the market town of Whitland which has the benefit of a good range of local services which include convenience stores, Health Centre, Train Station, Primary and Comprehensive Schools, butcher, post office facility etc. The town lies just off the A40 and is therefore within easy reach of the larger towns of Carmarthen and Haverfordwest which are the principal administrative centres for the counties of Carmarthenshire and Pembrokeshire respectively and both have the benefit of an excellent range of facilities and amenities.

## Directions

From the Narberth Office take the A40 towards St Clears, at the first round about for Whitland turn right continue into the town and turn left at the convenience store onto North Road, the property can be found on the right hand side identified by our 'For Sale' Board.

## Description

Clare House comprises a two storey mid terraced property that is ripe for some modernisation and would be ideally suited to those looking for a small D.I.Y project. Affording 2 reception rooms, 3 bedrooms and a wet room the property is ideally suited to those looking for a first time buy or indeed a family home. To fully appreciate the potential that this appealing residence has to offer an early inspection is strongly advisable. The rear garden is level and easily maintainable, overlooking farmland together with some useful store sheds. Clare House is described in more detail with approximate dimensions only:

## Ground Floor

### Entrance Hallway

With radiator, stairs rise to the first floor and doors lead to:

### Living Room 12'3" x 11'5" (3.73m x 3.48m)



A bay window overlooks the fore, with radiator and marble effect fireplace place with gas fired inset.

### Sitting Room 13'4" x 9'2" (4.06m x 2.79m)



A door leads to the rear lobby, whilst the focal point of the room is the tiled fireplace, also including two built in cupboards with glass cabinet.

### Kitchen 10'11" x 8'7" (3.33m x 2.62m)



Comprising a limited range of base and wall mounted units, incorporating a stainless steel sink and drainer unit, window to the side, radiator and door to the rear lobby. Also housing the 'Ideal Mexico' gas fired boiler, built in 'Moffat' cooker and 4 ring hob.

### Rear Lobby

Tiled providing access to the rear.

### First Floor

### Split Landing

With steps leading to:

### Wet Room 11'3" x 8'7" (3.43m x 2.62m)

Comprising a radiator, W.C., vanity unit and 'Redring Expressions 500' shower attachment. Also housing a generous airing cupboard with hot water cylinder.

### Landing

With loft access and doors lead to:

### Bedroom 1 11'10" x 10'10" (3.61m x 3.30m)



Overlooking the rear garden with radiator.

### Bedroom 2 12'10" x 8'11" (3.91m x 2.72m)



Overlooking the fore with radiator.

### Bedroom 3 9'10" x 7'2" (3.00m x 2.18m)



Incorporating a built in wardrobe, window to the fore and radiator.

### Outside



A small outbuilding adjoins the property (9'4" x 9'1") With concrete floor, there is a right of way to the neighbouring property. Adjoining outside loo and other small former coal shed. A concrete and paved area provides ample sitting area together with a productive vegetable patch. A lovely aspect across farmland is also seen to the rear. To the fore is an enclosed forecourt with ornamental railings.

### Services

Mains water, electricity and drainage connected. Gas fired central heating system.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council.

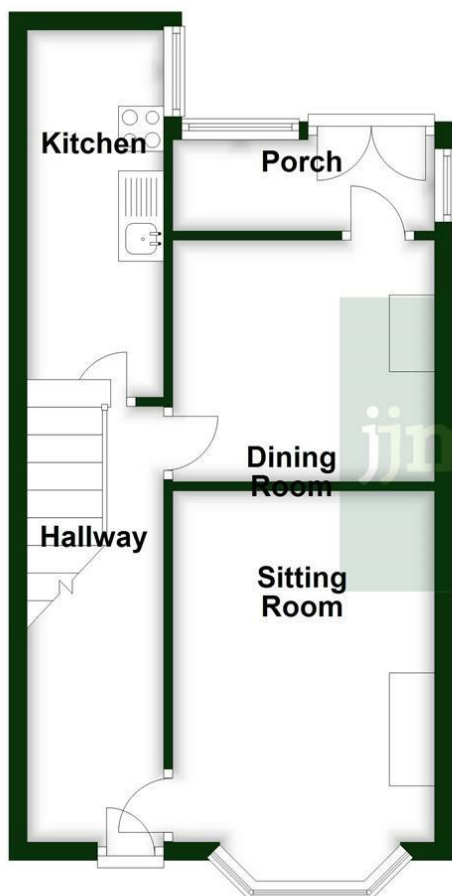
Property Classification: Band C (Online enquiry only)

### General Remarks

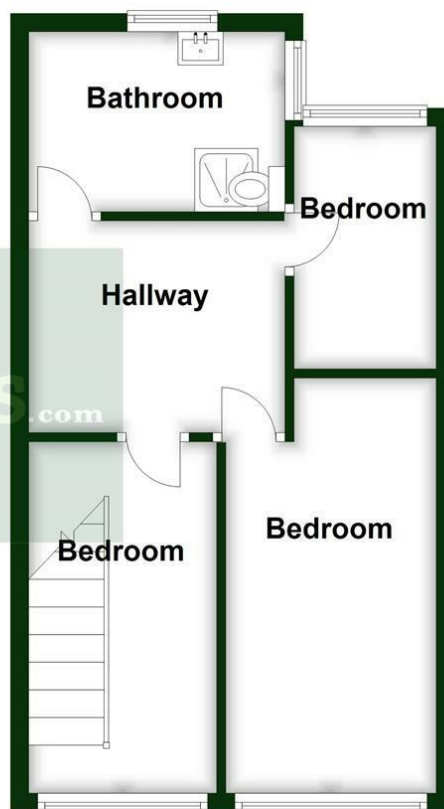
An excellent opportunity to purchase a conveniently located 3 bedroom property in the small town of Whitland which is ripe for some improvement. If you are looking for a property to make your own an early viewing is strongly recommended. No chain.

# Floor Plan

## Ground Floor



## First Floor



Scale 1:100  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com