

14 Market Street, Whitland SA34 0QB

Offers In Region of £114,950 Freehold

FOR SALE | AR WERTH



Description

A well-positioned three-bedroom mid-terrace property situated within the centre of Whitland, conveniently located for access to local amenities including shops, public houses, schooling and transport links, with Whitland railway station providing connections to Carmarthen, Swansea and beyond. The accommodation briefly comprises entrance hall, living/dining room, kitchen, rear lobby/utility area and downstairs WC to the ground floor, with landing, three bedrooms and family bathroom with shower to the first floor. Externally the property benefits from an enclosed rear garden and further benefits include mains gas central heating, EPC Rating D (67) and Council Tax Band C. Ideal first-time buyer or investment opportunity, with viewings highly recommended via Swift Property Services.



Rooms & Descriptions

Location: Situated within the centre of Whitland, the property enjoys a convenient position within easy walking distance of a range of local amenities including shops, cafés, public houses and schooling. The town benefits from a railway station providing direct links to Carmarthen, Swansea and beyond, making it suitable for commuters. Road connections are also readily accessible via the A40, linking to the wider West Wales region. The surrounding area offers a blend of countryside and coastline, with popular destinations such as Narberth and Tenby within comfortable driving distance.

Ground Floor:

Entrance Hall: uPVC entrance door to the fore. Door leading into the living room. Staircase rising to the first floor.

Living Room: Living Room
6.30m x 3.25m (20'8" x 10'8")
Double glazed windows to the fore and rear. Wood effect laminate flooring. Feature electric fire with wooden surround and hearth. Radiator. Access to underfloor storage cupboard.

Kitchen: Kitchen
3.05m x 3.17m (10'0" x 10'5")
Doors to the living room and utility. Fitted with a range of base and wall units incorporating a breakfast bar. uPVC window to the side. Stainless steel sink and drainer. Integrated gas hob with electric oven and extractor over. Tiled flooring.

WC: WC
Tiled flooring. Window. Door to utility room.

First Floor:

Bedroom 1 (Front): Bedroom 1 (Front)
4.51m x 2.22m (14'9" x 7'3")
Window to the fore. Carpeted flooring. Radiator.

Bedroom 2: Bedroom 2
2.52m x 3.27m (8'3" x 10'9")
Door from landing. Carpeted flooring. Radiator.

Bedroom 3 (Rear): Bedroom 3 (Rear)
3.08m x 3.05m (10'1" x 10'0")
Door from landing. Carpeted flooring. Radiator.

Bathroom: Bathroom
2.06m x 2.17m (6'9" x 7'1")
Door from landing. Suite comprising bath with electric shower over, WC and wash hand basin. Tiled walls. Radiator. Double glazed window.

Externally : Externally
Unrestricted on-street parking to the fore. Small courtyard-style garden to the front. Enclosed rear garden with gravelled yard area, enjoying a sunny south-facing aspect.

Construction: Construction
Advised of traditional brick construction, with a cavity-built extension.

Tenure: Freehold

Services: Mains gas, electricity, water and drainage. Electricians tested with EICR available August 2025. Gas tested with certificate available tested December 2025. (Previously rented)

Council Tax: Band C – Carmarthenshire County Council.

EPC: D / 67

Viewings / Enquiries : A virtual tour is available. Viewings are strictly by appointment through Swift Property Services. 01267 231394 info@swiftpropertyservices.co.uk

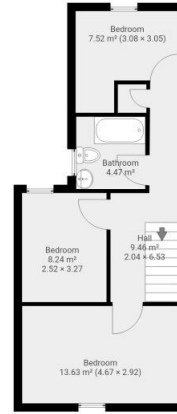
Please Note: These property particulars are intended as a guide only and do not constitute any part of an offer or contract. All measurements, floor plans and virtual tours are approximate and for illustrative purposes only. Interested parties should satisfy themselves as to the accuracy of all information, including condition, services, access and planning matters. No services, systems or appliances have been tested by Swift Property Services and no guarantee is given as to their working order. Photographs may have been taken using a wide-angle lens and may include items not included in the sale.

Further Details: <https://portal.swift.com/property-report/14-market-street-whitland-sa34-0qb/5237948>

Floor Plan



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Property Features

- 3 Bedroom
- On Street Parking
- Gas CH
- Garden

EPC Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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