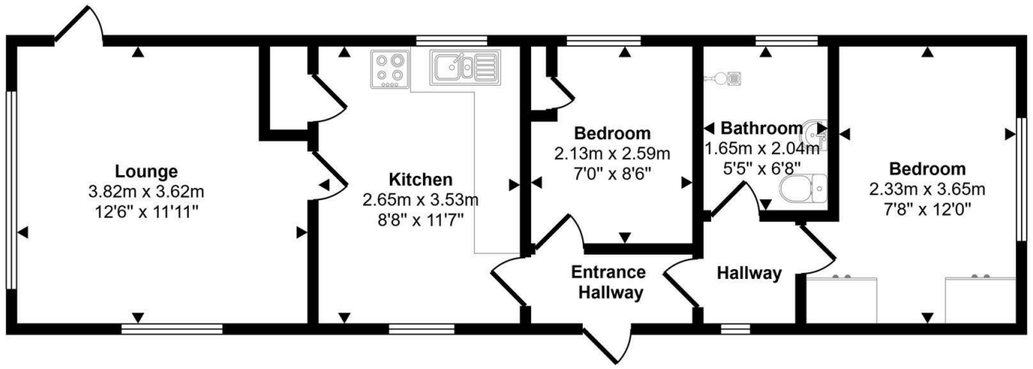
Approx Gross Internal Area
48 sq m / 515 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances
Tenure: GOVERNED BY THE MOBILE HOMES ACT
Heating GAS LPG
We are advised Tax: Band A
We have been advised that the lease is indefinite (no restriction on the time limit on amount of years for lease)
We have been advised that the ground rent per Calendar month is £..... (This includes water)
OVER 50'5 ONLY

CFP/LSM/DRAFT 08/25

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.



12 Willow Park, Station Road, Whitland, Carmarthenshire, SA34 0QE

- Park Home
- Nicely Presented
- Parking
- Pleasant Location
- Leasehold
- Two Bedrooms
- Close To Amenities
- Courtyard Garden
- LPG Gas Heatin
- EPC Exempt

Asking Price £45,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



















Willow Park is situated in the small town of Whitland, within walking distance to a variety of local amenities, cafes and shops, public transport and a railway station direct to Carmarthen.

The park home is nicely presented with the accommodation briefly comprising: Entrance hall, lounge, kitchen, two bedrooms and shower room.

Externally, To the front of the property is parking for one vehicle. The property also benefit from a courtyard garden and decked patio areas.

LOCATION:
Whitland is a small town situated approximately 15 miles from Carmarthen. The town borders the river Taf, and the county of Pembrokeshire. The Taf can be fished with a permit, available locally. Whitland is fortunate to have its own railway station right in the town, with direct links to London, and the north, as well as local services. Whitland has 2 thriving schools, Post Office, shops, businesses, 3 pubs, cafe, and a restaurant just outside the town. Whitland also has the well known Hywel Dda interpretive centre, and just outside the town is Whitland Abbey, which can be seen by using the many footpaths that surround Whitland, especially the famous Landsker line.



DIRECTIONS

Starting from Dark Gate in Carmarthen, head west onto Heol Y Felin, then continue onto Lammas St. Turn left onto Morfa Lane (B4312), and at the roundabout, take the second exit onto the A4242. Stay on the A40. At the Llanboidy Rd Roundabout, take the first exit onto Spring Gardens/B4328, then continue straight, turning left onto St John St, proceed along St John Street and over the railway crossing. Pass Davies Builders on the right hand side and continue a short distance further turning right into Willow Park . WHAT3WORDS groomed.trucks.cabbies

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.