Ground Floor



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
We are advised Tax: Band A
We have been advised by the vendors that the:
CHARGES
Ground Rent & Water is £188.00 per Month.
The Gas & Electric is Approx £70.00 per Month
Council Tax for a Couple is £118.00 per Month
We have been advised that he property has been fully insulated on the exterior with a 25 year warranty.

MPO/MPO/OK/07/22

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.

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WEST WALES FINEST PROPERTIES



25 Westover Park West Street, Whitland, Carmarthenshire, SA34 0AH

- 2021 Built Development
- Two Bedrooms
- Walk-in Wardrobe
- Close To Amenities
- Beautifully Presented
- Park Home
- Master En-Suite
- Low Maintenance Garden
- Edge Of Town Location
- EPC Rating: Exempt

Offers In The Region Of £150,000

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

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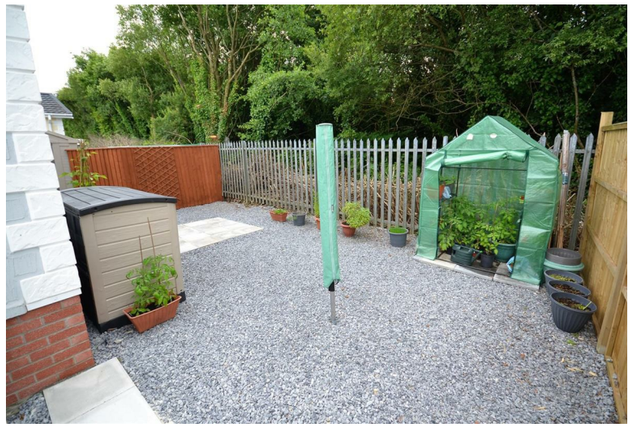
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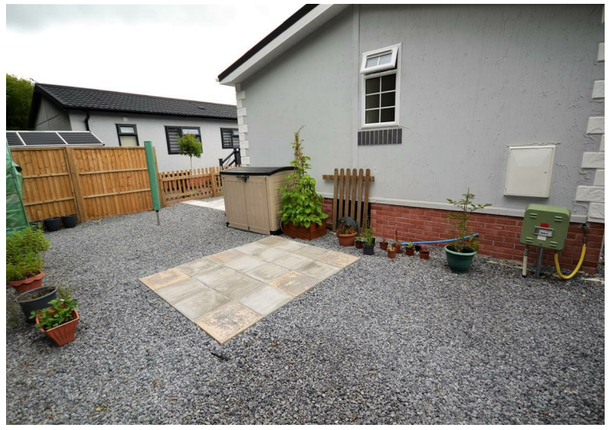












A fantastic opportunity to purchase a well-appointed park home, new in 2021, located on the desirable West Over Park in the popular market town of Whitland. This attractive two-bedroom property is designed for comfortable, low-maintenance living in a peaceful setting, exclusively for residents aged 45 and over.

The home has been thoughtfully updated with solar panels, battery, and inverter installed in June 2025, providing excellent energy efficiency and reduced running costs. In addition, the property was insulated in 2023, offering enhanced warmth and year-round comfort. Outside, the private garden includes a shed and greenhouse, ideal for hobbies or storage. Hand rails have also been fitted to assist with access to and around the property, making it especially suitable for those looking for accessible living.

Inside, the home features a comfortable lounge and dining area, a well-equipped kitchen, and two double bedrooms. The master bedroom includes an en-suite shower room and a walk-in wardrobe, while a separate main bathroom adds further convenience. High-quality fixtures and finishes are found throughout, reflecting the care and attention given to the design of the home.

West Over Park is a privately maintained development that will eventually consist of around 60 individually owned homes. It offers a welcoming and quiet environment ideal for those seeking a relaxed lifestyle in retirement or semi-retirement.

The property also benefits from driveway parking and is conveniently located within easy reach of local amenities, shops, and transport links in Whitland. This is an excellent opportunity to enjoy modern, energy-efficient living in a safe and supportive community.



DIRECTIONS

From the town of Narberth get onto the A40 and head towards Whitland passing through Llanddewi Velfrey. At the roundabout take the second exit into Whitland. Continue along this road for approximately 200 yards where the site can be found on the right hand side. Enter the site and turn right and then left, proceed along until reaching number 25 on the right hand side.

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