

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
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Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **PERIOD END OF TERRACE 'COTTAGE' STYLE HOUSE.**
- **2 BATHROOMS/WC's. FITTED KITCHEN/DINING ROOM.**
- **GAS C/H (NEW BOILER 2020).**
- **WALKING DISTANCE ST. CLEARS TOWN CENTRE.**
- **3 DOUBLE BEDROOMS. 2 LIVING ROOMS.**
- **EXTENDED AT REAR. REAR GARDEN AND COURTYARD.**
- **DOUBLE GLAZED WINDOWS - SOME SECONDARY GLAZED.**
- **4 MILES LAUGHARNE AND WHITLAND.**

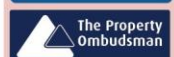
**No 3 Kieffe Terrace**  
High Street  
St. Clears SA33 4ED

**£210,000** OIRO  
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A most conveniently situated **well presented period 3 DOUBLE BEDROOMED/2 RECEPTION ROOMED END OF TERRACE 'cottage style' HOUSE** of character that has been extended at the rear situated within **walking distance of the centre of the town of St. Clears** that offers a good range of local facilities and services and which in turn is located on the A40 trunk road some **10 miles west of the County and Market town of Carmarthen**. The ancient historical township of **Laugharne** and the extensive sandy beach at **Pendine** being some **4 and 8 miles distant respectively** with the **Railway Station at Whitland** being **4 miles away**. The property enjoying ease of access to the beautiful and varied West Wales coastline.

**GAS C/H (NEW BOILER 2020)** with thermostatically controlled radiators.

**DOUBLE GLAZED WINDOWS - SOME SECONDARY GLAZED.**

**MOULDED WHITE PANEL EFFECT INTERNAL DOORS. TEXTURED AND COVED CEILINGS.**

**THE FITTED CARPETS ARE INCLUDED.**

**RECEPTION HALL** with panelled entrance door. Staircase to first floor. 1 Power point.

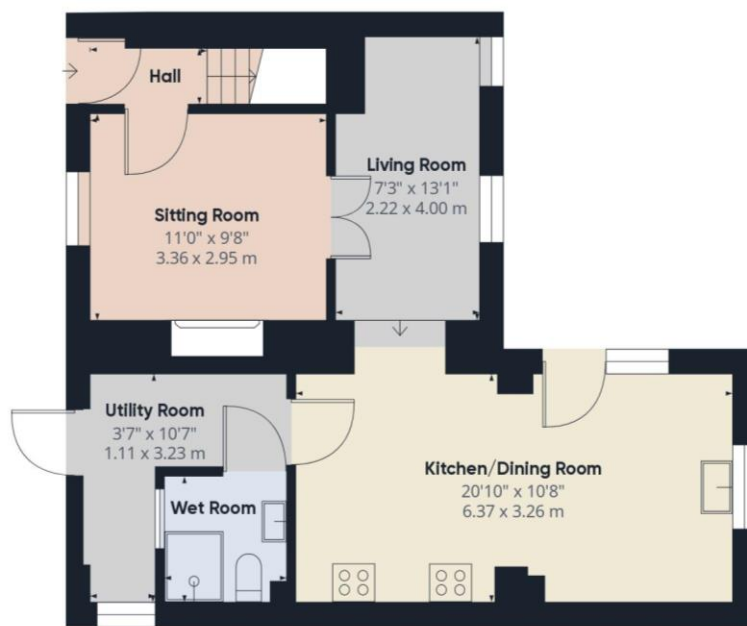
**SITTING ROOM 11' 1" x 9' 8" (3.38m x 2.94m)** with laminate flooring. Secondary and double glazed sash window to fore. Radiator. 2 Power points. Feature fireplace incorporating a multi-fuel roomheater. 6 Power points. TV point. Glazed double doors to

**LIVING ROOM 13' 2" x 7' 2" (4.01m x 2.18m)** with 2 secondary and double glazed sash windows to rear. Radiator. 6 Power points. TV and telephone point. **4' 10" (1.47m) wide opening to**

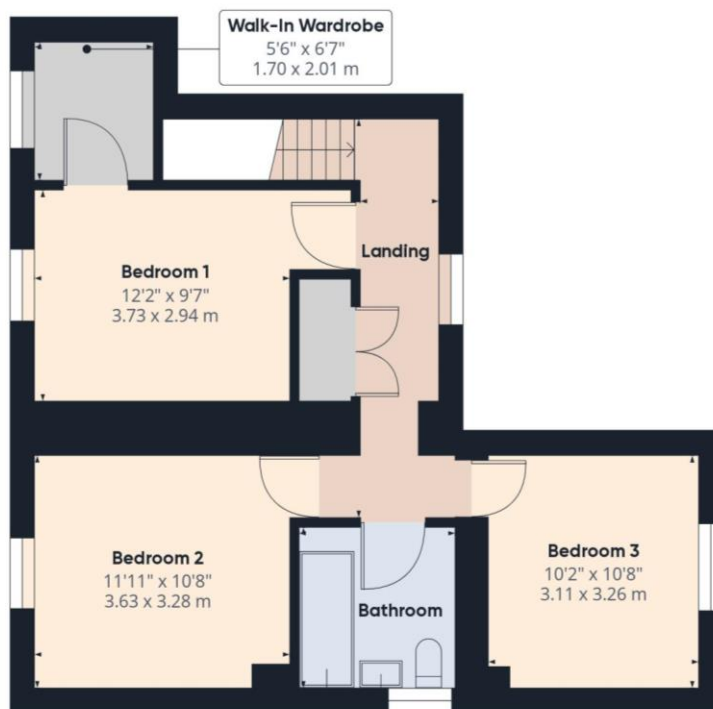
**FITTED KITCHEN/DINING ROOM 21' x 10' 8" (6.40m x 3.25m) overall** with boarded effect vinyl floor covering. Part tiled walls. 19 Power points plus fused point. Glazed/panelled door to rear. 2 Secondary and double glazed windows. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a 'Butlers' sink with wooden worksurface surround, ceramic hob, electric oven, cooker hood, glazed display unit and dishwasher. *The gas fired 'Stanley' cooking range has **NOT** been used in 4 years.* Glazed/panelled door to.

**UTILITY ROOM/HALLWAY 10' 8" x 9' 11" (3.25m x 3.02m) overall** 'L' shaped with radiator. 2 Power points. Gas meter cupboard. Door to fore. Opaque double glazed window.

**WET ROOM 6' x 5' 11" (1.83m x 1.80m)** with extractor fan. Fully tiled walls. 2 Piece suite in white comprising pedestal wash hand basin and WC. Plumbed in shower and curtain rail.



Ground Floor



Floor 1



## FIRST FLOOR

**LANDING** with radiator. 1 Power point. Secondary and double glazed sash window overlooking the rear garden. Access to loft space.

**BUILT-IN AIRING/LINEN CUPBOARD** with pre-lagged hot water cylinder. Slatted shelving. Immersion heater switch.

**FRONT BEDROOM 1 9' 8" x 12' 3" (2.94m x 3.73m) ext. to 14' 8" (4.47m)** with radiator. 6 Power points. Double glazed sash window. Door to

**WALK-IN WARDROBE 6' 7" x 5' 5" (2.01m x 1.65m)** with radiator. 2 Power points. Double glazed sash window.

**INNER LANDING** with access to loft space.

**FRONT BEDROOM 2 10' 9" x 11' 11" (3.27m x 3.63m) ext. 13' 8" (4.17m)** with **wall mounted 'Vaillant' gas fired central heating boiler (2020)**. 4 Power points. Double glazed sash window. Radiator. Bedroom suite.

**BATHROOM 7' 11" x 7' 4" (2.41m x 2.23m)** with ceramic tiled floor. Wall light with shaver point. Opaque double glazed window. Fully tiled walls. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath. Radiator.

**REAR BEDROOM 3 10' 9" x 10' (3.27m x 3.05m)** with radiator. Double glazed window overlooking the rear garden. 4 Power points. TV aerial cable. Access to loft space.

## EXTERNALLY

Un-restricted on street parking available immediately to fore. Rear concreted courtyard that enjoys a sunny south westerly aspect with steps leading up to a rear lawned garden with herbaceous borders that adjoins farmland.

**LEAN-TO STORE 10' 11" x 3' 2" (3.32m x 0.96m)**

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**ENERGY EFFICIENCY RATING: -**

**ENERGY PERFORMANCE CERTIFICATE: -** The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: -**











**DIRECTIONS:** - From **St. Clears town centre** take the **A4066 'Laugharne Road'** travelling over the **'fly-over'**. Continue a **short distance** along 'High Street' and **just after the right hand turning for 'Heol Goi'** and the property is the **fifth on the right hand side** after **'Capel Mair'** and before **St. Mary's Church**.

**SERVICES:** - Mains electricity, water (metered), drainage and gas. Telephone subject to B.T. Regs.

**COUNCIL TAX:** - BAND C. 2024/25 = £1,792.25p. *Oral enquiry only.*

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

26.04.2024 - REF: 6805