

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Valuers
Land Agents
Surveyors

Est. 1998



- VERY WELL PRESENTED SEMI-DETACHED HOUSE.
- 4 BEDROOMS. 2 LIVING ROOMS.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- SUNNY REAR ENCLOSED GARDEN.
- CLOSE TO LOCAL FACILITIES AND SERVICES.
- 2 BATHROOMS/WC's.
- SHARED SIDE ACCESS.
- 10 MILES WEST OF CARMARTHEN.

Kingswood Stores
No 32 Station Road
ST. CLEARS SA33 4BG

£217,500 OIRO
FREEHOLD

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

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The Property
Ombudsman

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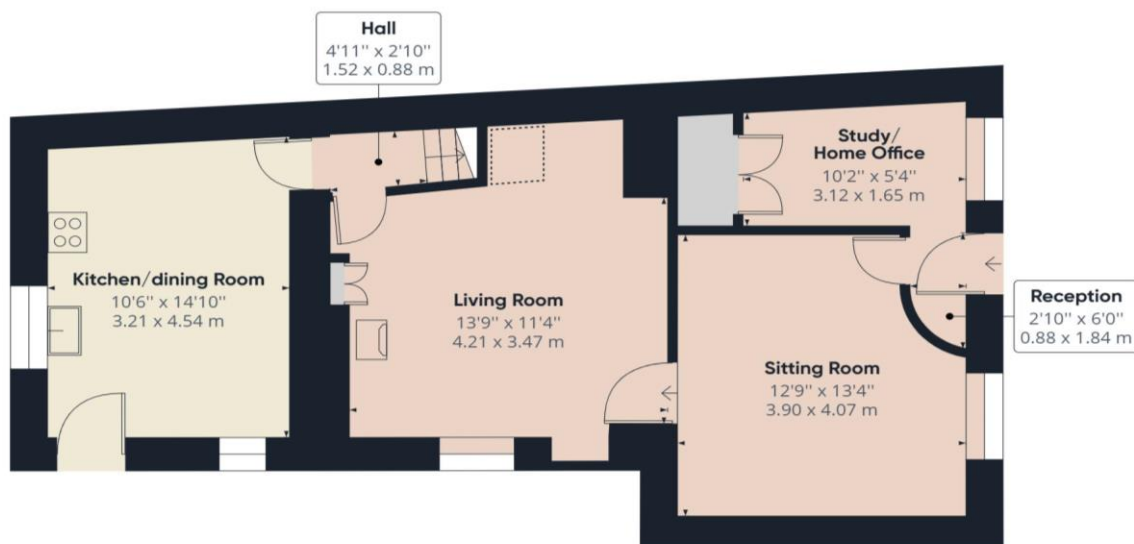
A very well presented most conveniently situated period **DOUBLE FRONTED 4 BEDROOMED/2 RECEPTION ROOMED SEMI-DETACHED HOUSE** having the benefit of a **shared side access** that has been occupied by the same family since 1987 and which **since 2017** has had new kitchen and shower room fitments provided and has been electrically rewired situated within a **level walking distance** of the readily available facilities and services at the **centre of the town of St Clears** which in turn is located **just off the A40 dual carriageway** some **10 miles west** of the County and Market Town of **Carmarthen**. The ancient estuarial township of **Laugharne** and extensive sandy beach at **Pendine** being some **4 and 9 miles** distant respectively with the **Railway Station at Whitland** being **4 miles away**. The property enjoying ease of access to the beautiful varied West Wales coastline.

GAS CENTRAL HEATING with some radiators thermostatically controlled - new boiler 2017.

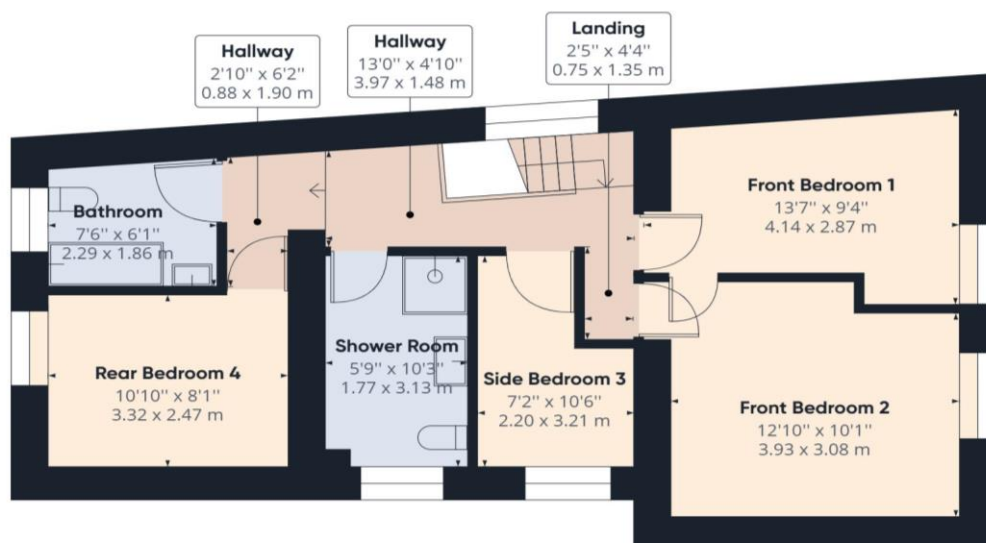
PVCu DOUBLE GLAZED WINDOWS. PANELLED INTERNAL DOORS.

SMOOTH SKIMMED CEILINGS TO MOST ROOMS. THE FITTED CARPETS ARE INCLUDED.

APPLICANTS SHOULD NOTE THAT A NEW CENTRAL HEATING BOILER WAS PROVIDED IN 2017 ALONG WITH NEW KITCHEN FITMENTS AND FLOORING, THE WIRING OF THE PROPERTY WAS UPDATED IN 2018 AND NEW SHOWER ROOM FITMENTS PROVIDED IN 2020.



Ground Floor Building 1



Floor 1 Building 1

RECEPTION AREA with electricity consumer unit. Door to the Sitting Room. Opening to

STUDY/HOME OFFICE 10' 3" x 5' 5" (3.12m x 1.65m) plus **built-in cupboard off** with double doors and electric light. Tile effect vinyl floor covering. PVCu double glazed window to fore. Upright panelled radiator. 6 Power points.

SITTING ROOM 14' x 12' 11" (4.26m x 3.93m) overall slightly 'L' shaped with radiator. PVCu double glazed window. 9 Power points. TV point. Door to

LIVING ROOM 13' 10" x 11' 4" (4.21m x 3.45m) plus understairs storage area off with radiator. PVCu double glazed window. Recessed downlighting. Built-in cloaks cupboard off. TV point. 6 Power points.

INNER HALL with staircase to first floor. Door to

FITTED KITCHEN/DINING ROOM 13' 9" x 10' 7" (4.19m x 3.22m) with marble effect laminate flooring. Double aspect. 2 PVCu windows - 1 double glazed. C/h timer control. 6 Power points plus fused points. PVCu part opaque double glazed door to rear. Plumbing for washing machine. Range of fitted base and eye level gloss finished kitchen units incorporating a larder unit, sink unit, Neff canopied cooker hood, Bosch gas hob with stainless steel splashback, Stoves oven, integrated fridge and freezer all with soft close doors/drawers. Recessed downlighting. Upright panelled radiator.

FIRST FLOOR

LANDING with PVCu double glazed window. Radiator. Access to loft space. C/h thermostat control. 2 Power points. Telephone point.

FRONT BEDROOM 1 13' 7" x 7' 8" (4.14m x 2.34m) extending to 9'3 (2.82m) with radiator. PVCu double glazed window. Fitted wardrobes. TV aerial cable . 4 Power points.

FRONT BEDROOM 2 13' x 11' 5" (3.96m x 3.48m) overall slightly 'L' shaped with PVCu double glazed window. Radiator. 8 Power points. TV point.

SIDE BEDROOM 3 10' 7" x 7' 2" (3.22m x 2.18m) overall 'L' shaped with radiator. PVCu double glazed window. 2 Power points.

SHOWER ROOM 10' 4" x 5' 9" (3.15m x 1.75m) with extractor fan. Chrome towel warmer ladder radiator. PVCu double glazed window. Boarded effect vinyl floor covering. Part waterproofed panelled walls. 3-Piece suite in white comprising wash hand basin, bidet and WC to fitted bathroom furniture. Quadrant shower enclosure with dual head plumbed in shower over. Mirrored bathroom cabinet with shaver point.

REAR LANDING with smoke detector.



BATHROOM 7' 6" x 5' 9" (2.28m x 1.75m) with boarded effect laminate flooring. Radiator. Wall light with shaver point. PVCu opaque double glazed window. Part tiled walls. 3-Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with electric shower over, curtain and rail.

REAR BEDROOM 4 10' 10" x 8' 1" (3.30m x 2.46m) with radiator. PVCu double glazed window overlooking the rear garden. 6 Power points.

EXTERNALLY

On street parking available immediately to fore. **Gated side shared pedestrian access** that leads to the rear courtyard that has steps leading up to an enclosed private sunny rear garden with decoratively stoned area, paved patio, lawn and a decked sun terrace all with herbaceous borders. OUTSIDE LIGHT and WATER TAP. **GARDEN STORE SHED**

OUTSIDE WC

STORE SHED







DIRECTIONS: - From the **centre of St. Clears** **turn left** into 'Station Road' **just after** 'St. Clears Pharmacy' **signposted** Leisure Centre and the property will be found on the **right hand side just after** The Corvus Inn PH.

ENERGY EFFICIENCY RATING: - E (39)

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following Certificate No: - 0028-0016-7264-0867-9990.

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

COUNCIL TAX: – BAND C 2021/22 = £1,516.24p. **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

17.09.2021 - REF: 6224