

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)



- DERELICT 2 BEDROOMED COTTAGE IN 0.16 OF AN ACRE OR THEREABOUTS.
- SUITABLE FOR A NUMBER OF USAGES - STP.
- OPPOSITE 'LITTLE CHEF' RESTAURANT.
- PROMINENT ROADSIDE LOCATION.
- PRIME REDEVELOPMENT OPPORTUNITY - STP.
- SET BACK OFF TENBY ROAD JUNCTION WITH A40/A477 ROUNDABOUT.
- WALKING DISTANCE ST. CLEARS TOWN CENTRE.
- 4 MILES WHITLAND AND LAUGHARNE.

**Arosfa**  
Tenby Road  
St. Clears SA33 4JN

**£99,950** OIRO  
FREEHOLD

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

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The Property  
Ombudsman

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 conveniently situated **derelict 2 BEDROOMED DETACHED COTTAGE** occupying overgrown grounds of **approximately 0.16 of an acre or thereabouts**, affording **excellent scope** subject to planning situated set slightly back off the road **opposite** the 'Little Chef' restaurant being **suitable for a number of usages subject to the necessary planning consents being obtained** and located within **walking distance** of the centre of St. Clears that offers the usual range of local amenities and which in turn is located within **4 miles of the Market town of Whitland** that offers a Railway Station, is within **4.5 miles of the ancient estuarial township of Laugharne** and is within **10 miles of the extensive sandy beach at Pendine** and the County and Market town of **Carmarthen**.

The property occupies a **prominent roadside location** set slightly back off the **junction** of 'Tenby Road' with the A40/A477 roundabout that links St. Clears with Carmarthen, Whitland and Tenby.

The cottage affords **potential for renovation subject to planning** or alternatively maybe **suitable to a number of other usages subject to the necessary planning consents being obtained**.

The **former accommodation** briefly comprised: - ENTRANCE PORCH, HALL, 2 LIVING ROOMS, REAR HALL, FORMER KITCHEN, FORMER BATHROOM with at First Floor Level (**No Staircase**) LANDING and 2 BEDROOMS.

Applicants should note that there is no access to the First Floor as the staircase has been removed and that the **INSIDE OF THE PROPERTY IS CONSIDERED UNSAFE INTERNALLY AND PROSPECTIVE PURCHASERS THEREFORE ENTER THE BUILDING AT THEIR OWN RISK**.



**FLOOR PLAN OF THE GROUND FLOOR ONLY AS THE FIRST FLOOR CANNOT BE ACCESSED**



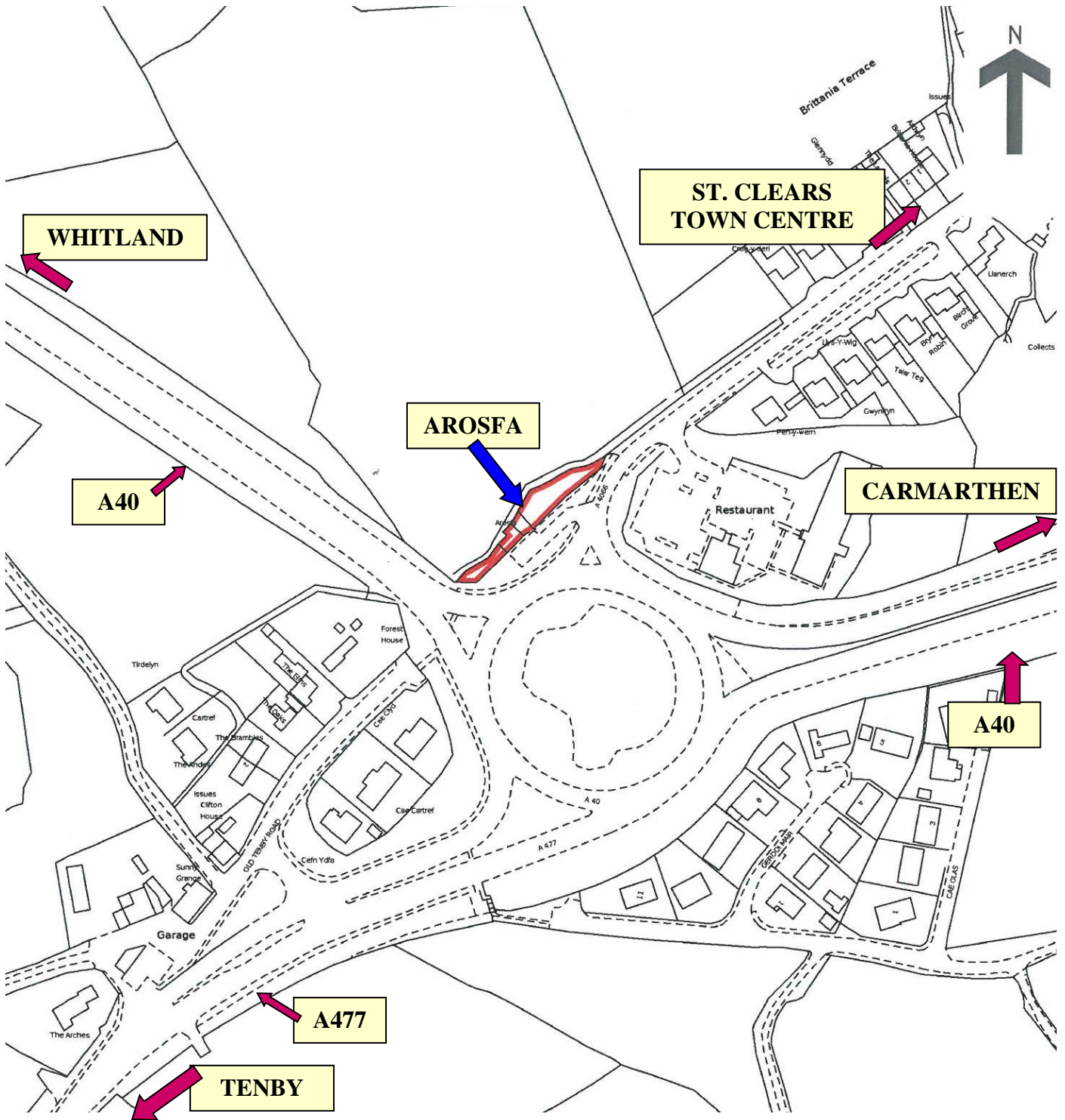
**DIRECTIONS:** - From **St. Clears town centre** travel up '**Tenby Road**' past 'Britannia Terrace' and the right hand turning for the 'McDonald's Drive-In' and the property will be found on the **right hand side fronting the former A40 trunk road (Lay-by) opposite** the 'Little Chef' Restaurant/Diner overlooking the roundabout.

**ENERGY EFFICIENCY RATING:** - There is no energy performance certificate as the property is uninhabitable.

**SERVICES:** - Mains electricity, water and drainage are available. Prospective purchasers must satisfy themselves as to the availability and cost of connecting to any services prior to submitting an offer for the property. Telephone subject to B.T. Regs.

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen. 01267 -234567

**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.



**NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

12.01.2023 - REF: 6512