

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

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

 OnTheMarket.com

18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: [carmarthen@evansbros.co.uk](mailto:carmarthen@evansbros.co.uk)



**1 Kingswood Terrace, St. Clears, Carmarthen, Carmarthenshire, SA33 4BH**

**Offers Around £125,000**

A real opportunity for those looking for a “Fixer Upper” and not afraid of a little elbow grease and effort. This end of terraced DOUBLE FRONTED HOUSE has had some work done already, but due to ill health, still NEEDS SELECTIVE REFURBISHMENT, but offers the chance to create a dream home tailored to your exact specifications. The property comprises 3 / 4 RECEPTION ROOMS, 3 / 4 BED FIRST FLOOR BEDROOMS, A KITCHEN, BATHROOM AND AN ENCLOSED REAR GARDEN. There is only ON-STREET PARKING nearby but the village shops are literally a stone’s throw away for prospective buyers with no car.



## LOCATION & DIRECTIONS

What3words location: /// message.volume.promoting Very conveniently set in a slightly set back position on Kingswood Terrace near the centre of the village of St Clears. Being a bigger than average village, St Clears offers a very good range of amenities including numerous village shops, small supermarkets, leisure centre, Doctor's surgery, public houses, a Chemist and a McDonalds etc, while the county town of Carmarthen is just 10 minutes away by car. From Carmarthen take the A40 west as if heading towards Pembroke, Fishguard, Tenby etc. At the roundabout, take the 3 exit back into the village and proceed straight through the traffic lights. Continue along Pentre Road, past the war memorial (on the left) and turn left immediately after the Chemist into Corvus Terrace. The property will be seen on the right after approx 50 yards.

## CONSTRUCTION

We understand the property is mainly built of traditional solid stone walls with a more recent brick / block rear extension under a duo pitched slated roof to provide the following accommodation. FRONT ENTRANCE HALL with a staircase to the first floor, tiled floor and an under-stairs cupboard.

## BAY FRONTED LIVING ROOM

10'2" x 9'10" min (3.115 x 3.018 min)



With exposed floorboards, a decorative traditional tiled grate with a glazed side cupboard.

## FRONT LIVING ROOM 2

10'2" x 9'6" max (narrowing to 8'6") (3.116 x 2.905 max (narrowing to 2.596))



Having a Terrazzo tiled floor and an opening for a decorative fireplace - chimney removed.

## REAR LIVING / DINING ROOM

11'4" x 9'10" (3.475 x 3.012)



Quarry tiled floor and fitted with an antique cast iron cooking range in a traditional tiled grate.

## SIDE ROOM 4

11'4" x 6'3" maximum (3.475 x 1.912 maximum)  
Red and black quarry tiled floor.



## KITCHEN

9'6" x 7'7" (2.913 x 2.323)



Red and black quarry tiled floor, dual aspect windows and side door.

## FIRST FLOOR

"L" shaped LANDING with access to a spacious loft and an airing cupboard to one side. NB: The property is empty; should prospective buyers want to check the loft, they would need to bring their own ladder.

## FRONT DOUBLE BEDROOM 1

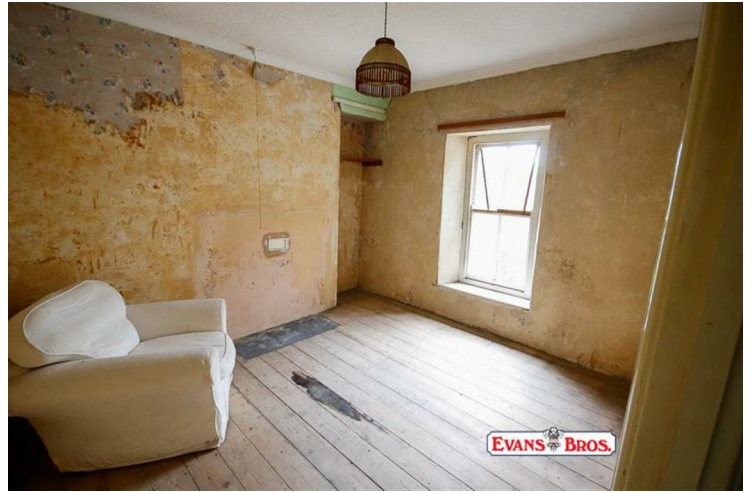
11'3" x 10'1" (3.439 x 3.093)



Sash window.

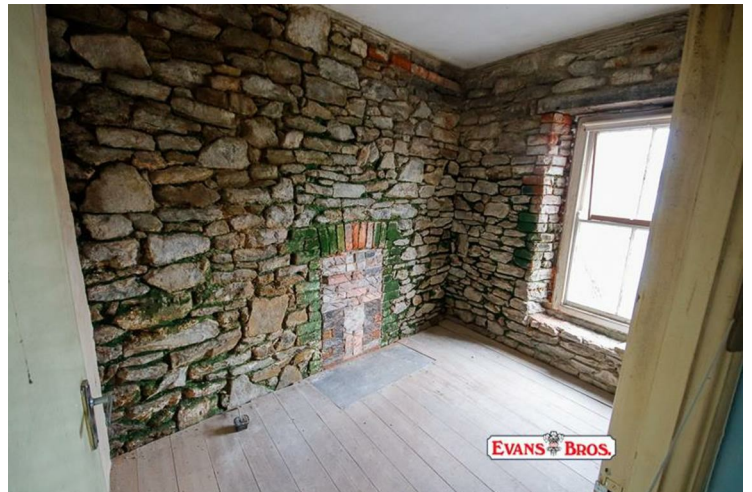
## REAR DOUBLE BEDROOM 2

11'6" x 11'2" max (3.507 x 3.411 max)



## FRONT SINGLE BEDROOM 3

13'1" max x 10'3" max (3.998 max x 3.137 max)



"L" shaped with 2 exposed stone walls.

## SIDE ROOM 4

11'5" x 6'5" (3.493 x 1.964)

## BATHROOM

7'6" x 6'6" (2.310 x 1.994)



Half tiled and fitted with a traditional white 3 piece bathroom suite comprising a panelled bath, pedestal washbasin and a WC.

## EXTERNALLY



To the front, there is a slightly raised walled and railed forecourt with a full width verandah. To the side, there is a gated access to the rear courtyard and an approx 40' long rectangular shaped enclosed rear garden - currently laid to lawn, with an OUTBUILDING of brick construction under a slated roof. THERE IS ONLY A SIDE ACCESS AND THERE IS NO REAR ACCESS TO THE PROPERTY.

## SERVICES

Mains electricity, water and drainage. We understand there is main gas in the road but not connected to the property.

## COUNCIL TAX

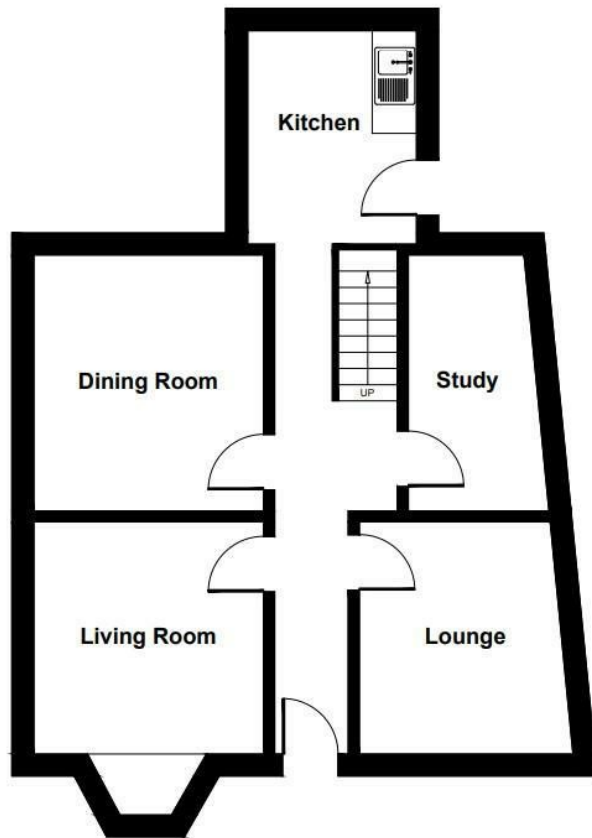
We understand the property is in Council Tax band C and that the Council Tax payable for the 2023 / 2024 financial year is £1,582 which equates to approximately £131.83 per month before discounts.

## BOUNDARY PLAN

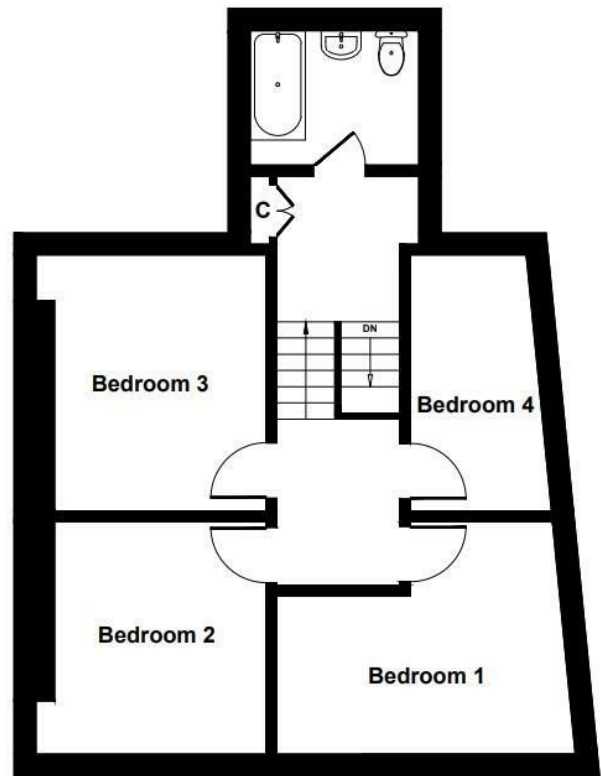


PLEASE NOTE THAT THE BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

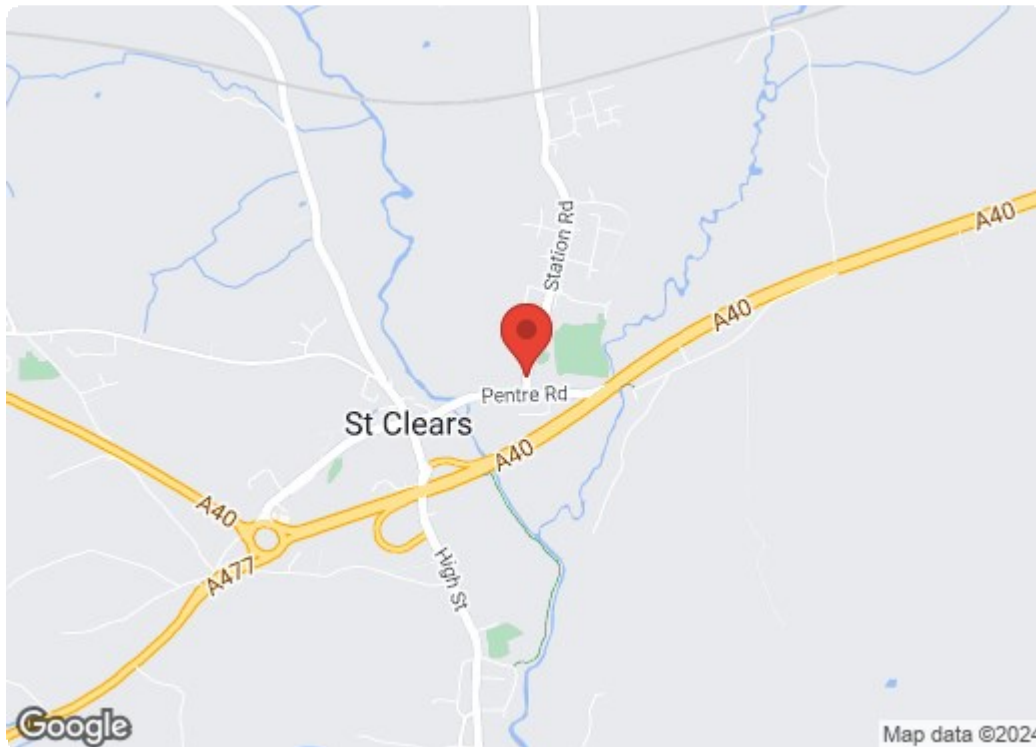




GROUND FLOOR



FIRST FLOOR



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,  
CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462