

Approx Gross Internal Area
122 sq m / 1318 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
 TENURE: We are advised Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 TAX: Band C
 FACEBOOK & TWITTER
 Be sure to follow us on Twitter: @WWProps
<https://www.facebook.com/westwalesproperties/>
 Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
 CFP/REM/02/24 OK

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.

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

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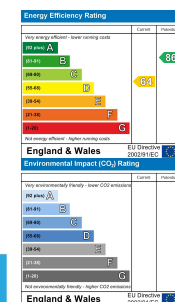


Cheriton Bridge Street, St Clears, Carmarthen, Carmarthenshire, SA33 4EN

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- GOOD TRANSPORT LINKS
- HEATING - GAS
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED
- EPC RATING - D

£300,000

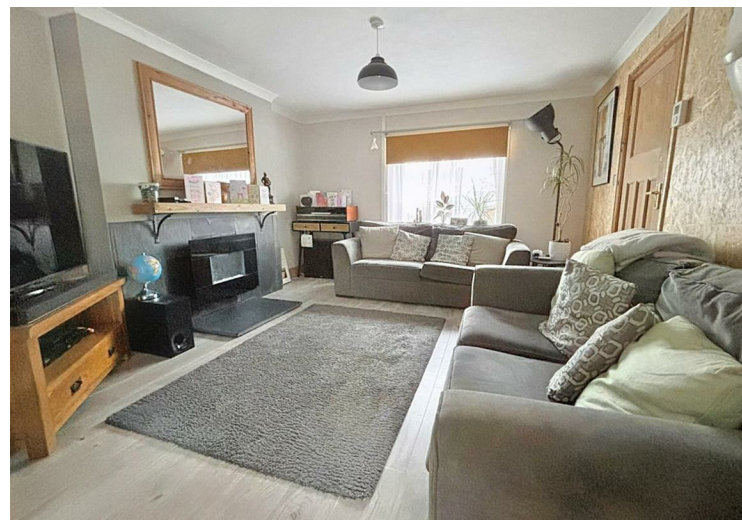
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The Agent that goes the Extra Mile





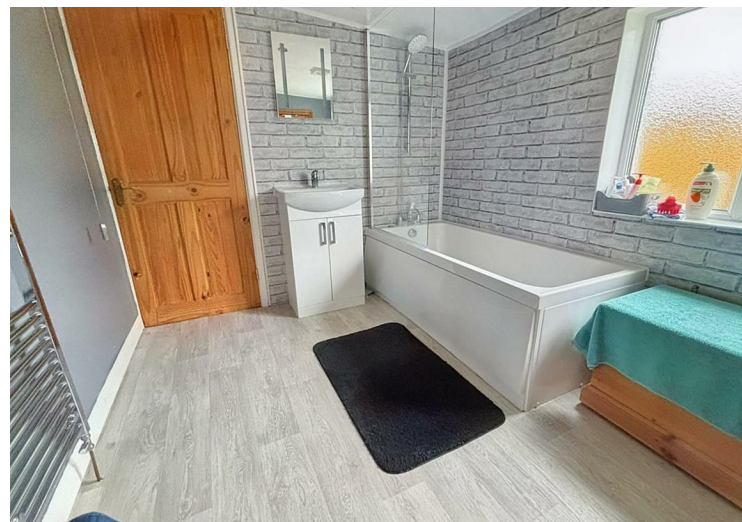
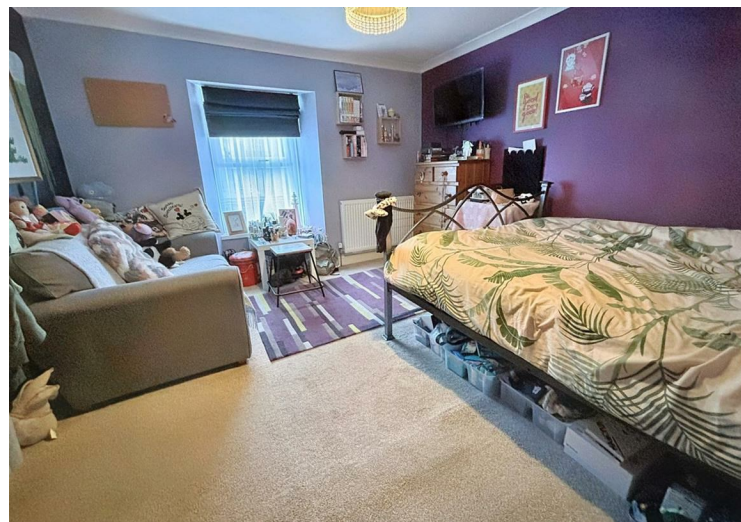
This is a fantastic opportunity to purchase this detached property with three double bedrooms, situated in the popular small town of St Clears, where within just six miles you can enjoy the beautiful coastline of Laugharne and still only less than 10 miles away from the County Town of Carmarthen. We highly recommend viewing this property to appreciate all it has to offer.



The property briefly comprises; an entrance hall, a separate lounge to the left, and then to the right an open plan living/dining/kitchen with door leading out to the rear garden. Upstairs comprises of three double bedrooms, office room, separate WC and family bathroom.

Externally the property benefits from off-road parking to the front of the house. The rear garden comprises a patio area, the perfect spot for relaxing in the garden or for alfresco dining. Steps lead you up to the lawned and decking area, perfect for reading the newspaper with your morning coffee, letting the dog stretch its legs or giving the children a secure space to play. The property also benefits from a garage and storage shed which could be utilised as a workshop.

The small market town of St. Clears is situated approximately 10 miles to the west of the county and administrative centre of Carmarthen. There are a variety of local shops including two prize-winning traditional butchers and two craft centres. The High Street is well served by numerous shops, pubs post office etc with a Welsh medium primary school and the picturesque parish Church also within the confines of the town. The local leisure centre is an excellent facility housing many of the town's clubs and associations.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 2nd exit onto A40. Take the A4066 exit towards Pentywyn/Pendine/Talacharn/Laugharne/Sandlar/St Clears. Turn right onto High St/A4066. Continue to follow A4066. The property will be on your left. What3Words Reference; ///occupations.builders.melons

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