

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

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<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/10/24 OK REM

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

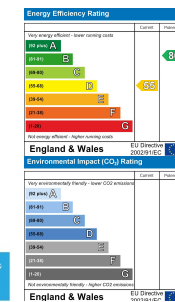


## Mile End High Street, St Clears, Carmarthen, Carmarthenshire, SA33 4DY

- END TERRACED COTTAGE
- TWO RECEPTION ROOMS
- UTILITY ROOM
- COUNTRYSIDE VIEWS
- HEATING - GAS
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- REAR GARDEN
- BEAUTIFULLY PRESENTED
- EPC - D

Offers In Excess Of £240,000

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*The Agent that goes the Extra Mile*







Welcome to this beautifully presented period terraced cottage-style house that exudes character and charm. This well-maintained two double-bedroom, two reception-room property offers both comfort and space in an ideal location.

Located within walking distance of the town centre of St. Clears, this home benefits from the convenience of nearby local facilities and services. St. Clears is situated on the A40 trunk road, offering easy access to the County and Market town of Carmarthen, just 10 miles away. The property is also well-placed for exploring the ancient historical township of Laugharne and the stunning sandy beach at Pendine, located 4 and 8 miles away, respectively. For those needing to commute, the railway station at Whitland is only 4 miles away, providing excellent connectivity.

Inside, you'll find two versatile reception rooms, perfect for relaxing, dining, or working from home. The two double bedrooms provide comfortable spaces, ideal for a small family or couple.

One of the standout features of this home is the enclosed rear garden, which includes a charming garden room – perfect for enjoying the outdoors in all seasons. From the garden, you can take in incredible countryside views, offering a peaceful and scenic retreat right in your own backyard.

With its period features, modern comforts, and stunning outdoor space, this cottage-style house provides a wonderful blend of charm, convenience, and countryside beauty.



### DIRECTIONS

From our office on Dark Gate, 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, Continue for approx 8.4 miles, Take the A4066 exit towards Pendine/Laugharne/St Clears, Turn right onto High St/A4066, The property will be on your left. What3Words Reference; [///stylist.chairing.verve](http://www.stylist.chairing.verve)  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.