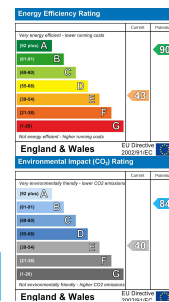


## Glas Pant St Clears, Carmarthenshire, SA33 4AG

- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- MODERN KITCHEN
- MATURE GARDENS
- OIL CENTRAL HEATING
- CHARACTER FEATURES
- TWO RECEPTION ROOMS
- IDEAL FAMILY HOME
- OUTBUILDING/WORKSHOP
- EPC RATING: E

£368,000

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







A brilliant opportunity to acquire a well presented detached character house, set within substantial mature gardens. Situated down a private lane off the main high street in St Clears, the property is conveniently located within walking distance to local shops, and a doctors surgery. The property would make a great family home, offering versatile accommodation throughout. Viewing is highly recommended to appreciate all the property has to offer!

Tastefully decorated throughout, the ground floor accommodation comprises; a modern kitchen, living room with fireplace, leading through into an additional seating area, and the formal dining room. The first floor provides the family bathroom, four double bedrooms, and a landing space, currently used as a play area. Offering versatile use, the landing would also make the ideal study area. The property benefits from UPVC double glazing and oil central heating.

Upon entering the grounds via a private lane, there is ample driveway parking for several vehicles. The mature gardens wrap around the property, providing a lawned area bordered by a variety of plants and trees, including a cherry tree. Ideal for any keen gardener, there is also a greenhouse, and herb garden. An enclosed patio area provides space for outside seating, and is ideal for entertaining all your family and friends during those summer months. A stone outbuilding previously utilised as stables; also offers further development potential, and would make a great workshop space.



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 parish Church. The local leisure centre is an excellent facility housing many of the towns clubs and associations.



## DIRECTIONS

From the St Clears roundabout (main roundabout) enter St Clears. At the traffic lights turn left passing the Spar shop on your right. Just after passing the Spar shop you will see the bakers on the right, immediately after passing the bakers turn left and continue to the end of the lane where the property can be found.  
 What/Three/Words:///probing.truth.enrolling  
 See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.