

Approx Gross Internal Area
138 sq m / 1484 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 Shappy 360.

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances.
 Tenure: We are advised FREEHOLD
 Tax: Band E
 Oil fired central heating.
 Mains drainage
 Please be advised that the external photos were taken in the summer

IRK/MPO/OK/04/24

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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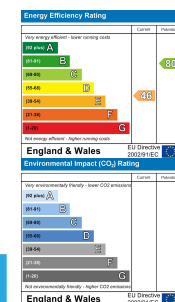


Graigwen Villa St Clears, Carmarthenshire, SA33 4JP

- Semi Detached House
- Spacious Reception Rooms
- Annex
- 40ft x 15ft approx Workshop
- Viewing Recommended
- Three Bedrooms
- Beautifully Presented
- Good Size Garden
- Ample Parking
- EPC Rating: E

£325,000

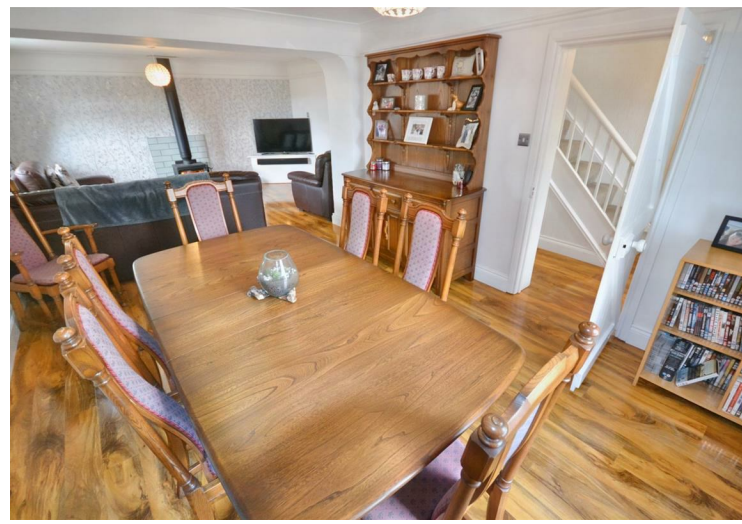
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The Agent that goes the Extra Mile





******THREE DOUBLE BEDROOM HOUSE WITH ANNEX, GOOD SIZE GARDEN AND WORKSHOP******

Graigwen Villa is an outstanding semi-detached house that offers deceptively spacious living accommodation and benefits from an annex and beautifully maintained, good size garden and large workshop. The property is extremely well appointed situated in the heart of West Wales and short drive to local beaches and the small town of St Clears providing everyday amenities and daily necessities. Early viewing is highly recommended to appreciate this delightful property that briefly comprises: Entrance hallway, lounge/diner, kitchen/breakfast room, three double bedrooms and bathroom. Annex: Living area, kitchen/utility and shower room. Externally: Ample driveway parking, summer house/bar, storage shed and workshop/garage.

LOCATION:

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 towns clubs and associations.



Entrance Hallway

Bathroom

Lounge/Diner

ANNEX

Dining/Breakfast Room

Kitchen/Utility Area

7'9" approx x 7'11" approx (2.386 approx x 2.417 approx)

Kitchen

FIRST FLOOR

Living Area

13'11" approx x 7'8" (4.244 approx x 2.349)

Landing

Shower Room

7'6" x 4'2" (2.292 x 1.295)

Bedroom

Bedroom

Bedroom



DIRECTIONS

From the roundabout at St Clears take the A477 heading towards Tenby. Continue along this road passing the Savoy County Inn on the left hand side, continue a short distance further where the property can be found on the right hand side.

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