



Oakfield Station Road, St Clears, SA33 4BG

£149,995

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Davies
CRADDOCK

We are delighted to present for sale this well present three bedroom semi detached property set in Station Road, St Clears. Situated within a level walking distance of the readily available facilities and services at the centre of the town of St Clears which in turn is located just off the A40 dual carriageway some ten miles west of the County and Market Town of Carmarthen.

The ancient estuarial township of Laugharne and extensive sandy beach at Pendine being approx four and nine miles distant respectively with the Railway Station at Whitland being approx four miles away. The property also enjoying ease of access to the beautiful varied West Wales coastline via convenient road links.

Entrance hall

Via upvc door , radiator, stairs to first floor , door to:

Lounge

12'1" x 25'3" approx (3.7 x 7.7 approx)

UPVC window to front , side an rear, two radiators, under stairs storage , door to:





Kitchen

15'8" x 9'2" approx (4.8 x 2.8 approx)
UPVC window to side and rear, upvc door to rear garden, a range of wall and base units with complementary work surfaces, stainless steel sink with mixer tap, integrated oven, hob and hood, space for fridge freezer, plumbing for washing machine, extractor fan radiator, tiled flooring throughout.



First floor

Landing

Doors to;

Bathroom

6'10" x 6'2" approx (2.1 x 1.9 approx)
UPVC window to rear, velux type window to rear, radiator, wc, pedestal sink, bath with electric shower and screen, recess airing cupboard with radiator

Bedroom one

13'9" x 11'1" approx at widest point (4.2 x 3.4 approx at widest point)
UPVC window to front, radiator

Bedroom two

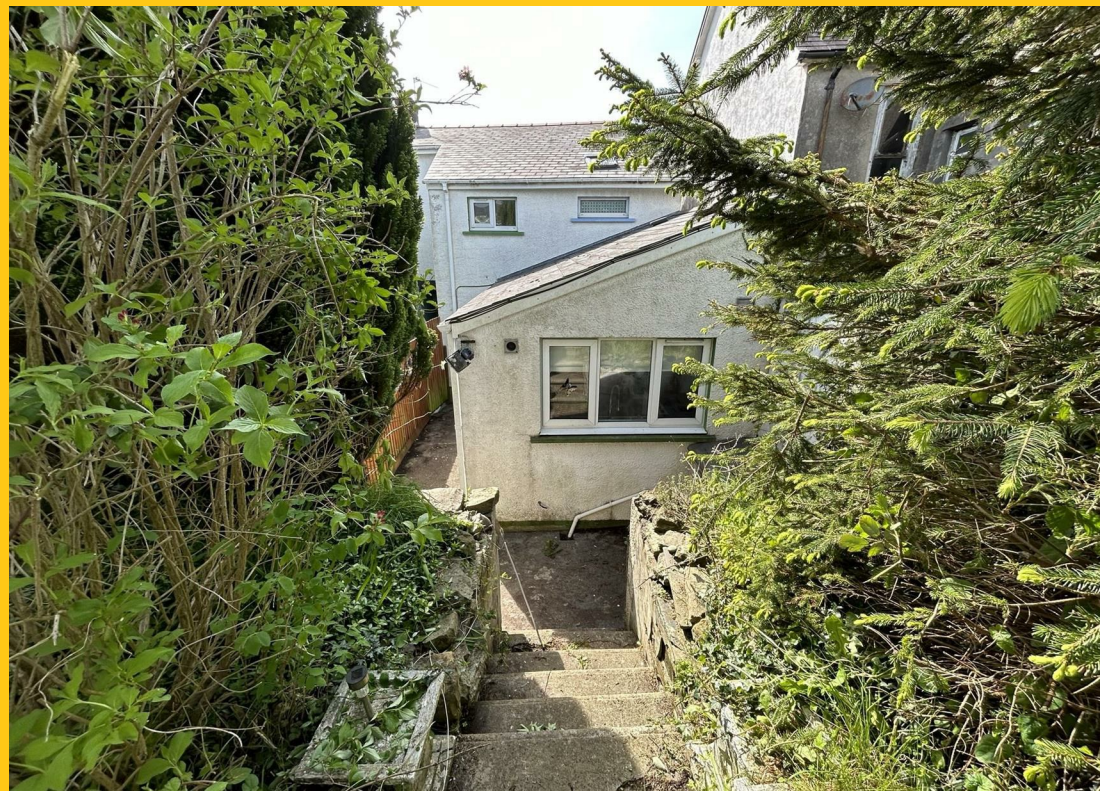
7'10" x 9'10" approx (2.4 x 3.0 approx)
UPVC windows to rear and side, radiator

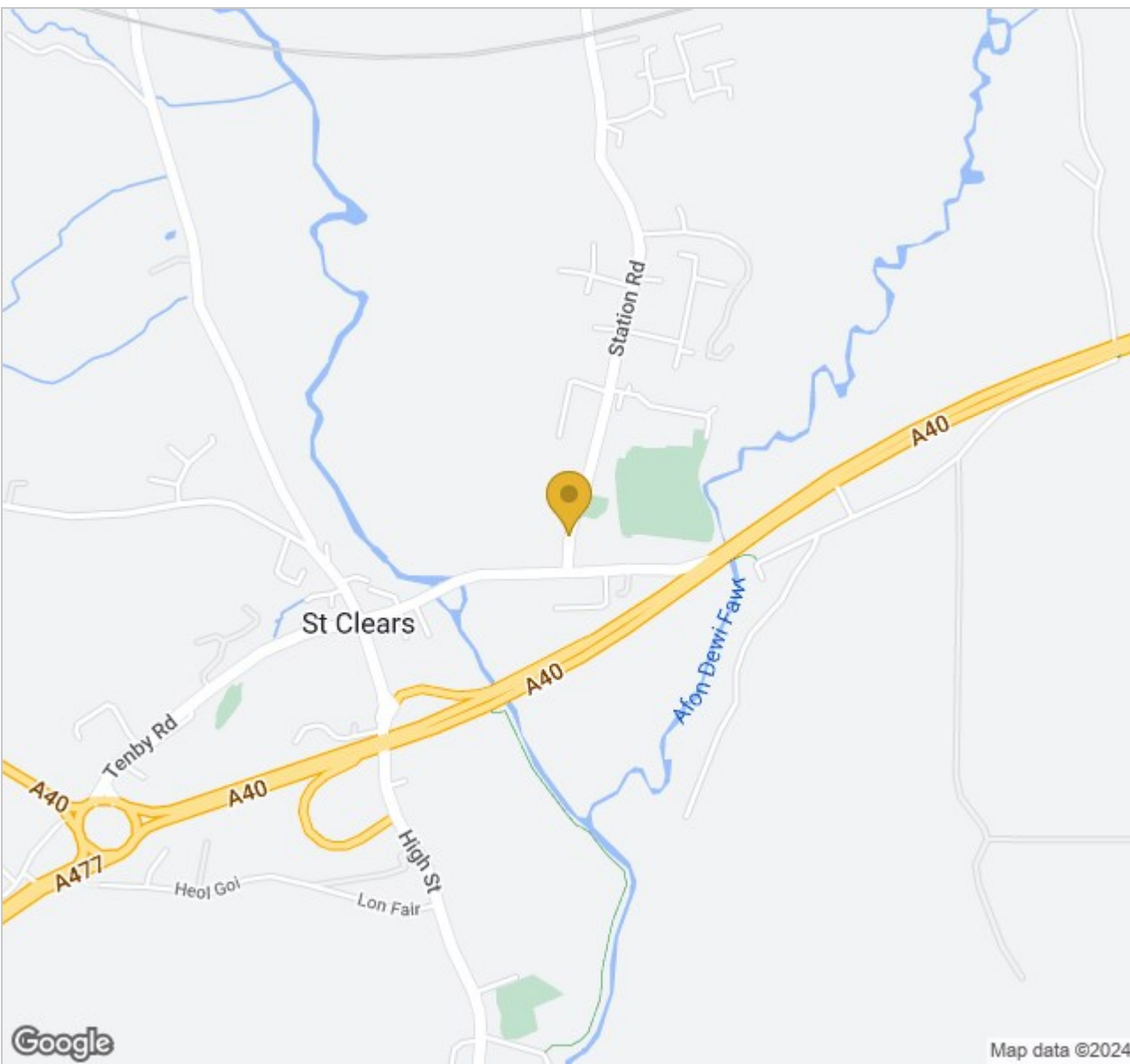
Bedroom three


11'1" x 8'6" approx (3.4 x 2.6 approx)
Upvc window to front, radiator, loft access.

Externally

Enclosed rear garden with steps up to a lawn area leading to further decked area / entertains space. Gated entrance via shared space





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

- Freehold
- Semi Detached
- Three Bedrooms
- No Chain
- EPC E
- Council Tax Band - D
- Approx 83m2
- Convenient Location
- Ideal Family Home / Holiday Let Opportunity
- Viewing Essential

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 779412

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