

# Terry Thomas & Co

## ESTATE AGENTS



### Maes Yr Haf, Station Hill St. Clears, Carmarthen, SA33 4DG

Welcome to this charming bungalow located on Station Hill in the peaceful side of the town in St Clears, Carmarthen. This delightful property boasts two bedrooms, kitchen, lounge and wet room perfect for a small family or as a tranquil retreat for a couple. The property features a lovely garden.

With the convenience of parking for vehicles and a garage.

Don't miss the opportunity to make this bungalow your new home sweet home in the idyllic setting of St. Clears. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

#### "Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional."

**Offers in excess of £200,000**

# Maes Yr Haf Station Hill

St. Clears, Carmarthen, SA33 4DG



## Entrance porch

uPVC entrance door leading into the entrance porch which has a uPVC double glazed window to fore, single panel radiator, Oak finish flooring and a multi glazed door through to kitchen.

## Kitchen

11'9" x 10'6" (3.59m x 3.22m )  
Having a range of fitted base and eye level units with light Oak finish door and drawer fronts and a gloss finish granite effect work surface over the base unit incorporating a 1½ bowl stainless steel sink with a chrome mixer tap fitment. Four ring mains Gas "Hotpoint" hob with chimney style extractor over. Tiled walls between the base and eye level units. Display cupboards. Plumbing for dishwasher and washing machine. A "Stiplomat" double oven/grill. Space for fridge. uPVC double glazed window to fore. Double panelled radiator. Spot lighting. Built in cupboard/ airing cupboard with Louvre doors which houses the "Logic" mains gas fired combination boiler which serves the central heating system and heats the domestic water. Also fitted shelves.

## Inner hallway

13'7" x 6'9" (4.16m x 2.08m )  
Wood effect flooring. Built in coat/storage cupboard. Panelled radiator. Dado rail, door

leading through to Lounge, bedroom 1, bedroom 2 and Wet room. Access to loft space.

## Lounge

17'5" x 10'3" (5.31m x 3.14m )  
uPVC double glazed windows to front and side, double panelled radiator thermostatically controlled. Feature fireplace with Mahogany effect fire surround with marble backplate and marble hearth. Dado rail.

## Sun lounge

10'0" x 10'9" (3.06m x 3.3m )  
uPVC double glazed windows to three sides on dwarfed cavity-built walls. Skimmed ceiling, ceramic tiled floor. Double panelled radiator thermostatically controlled. uPVC double glazed door which leads out to the rear courtyard.

## Bedroom 1

12'11" x 10'4" (3.94m x 3.16m )  
uPVC double glazed windows to side and rear. Double panel radiator thermostatically controlled.

## Rear Bedroom 2

12'10" x 12'3" (3.93m x 3.75m )  
uPVC double glazed window to side. Double panelled radiator. Fitted bedroom unit consisting of matching over bed storage and chests of drawers along with

triple mirrored door wardrobe. Additional built-in double door wardrobe with overhead storage cupboard.

## Wet room

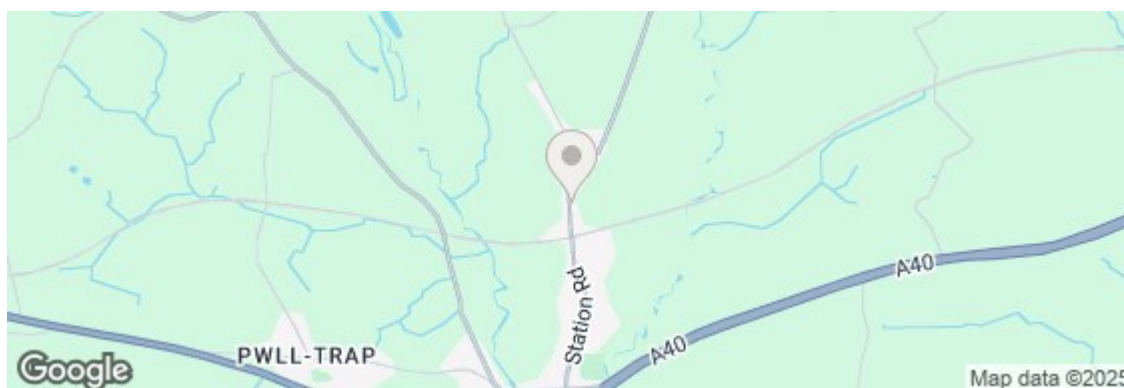
7'10" x 8'8" (2.41m x 2.65m )  
Pedestal wash hand basin within the feature recessed area. Floor to ceiling tiled walls. Close coupled economy flush WC with disability handrail. Walk-in disability shower with a chrome mixer shower fitment, seat and handrails. uPVC double glazed window to side. Double panelled radiator.

## Externally

Double pillared and gated entrance. Tarmac drive way, which continues to the side and rear of the property and a garage, the garage has an up and over door to fore, pedestrian door to side. Power and lighting. The property has lawned areas to the front, side and rear with beautiful rural views over the rear.

## Services

Mains drainage, electricity, water and Gas.





## Floor Plan



Total floor area 109.2 sq.m (1,175 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Terry Thomas.

**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:**

**Services:** Mains water, electricity and drainage. Gas connected.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: [sales@terrythomas.co.uk](mailto:sales@terrythomas.co.uk) <https://www.terrythomas.co.uk>

