

# 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.

**Offers in excess of £205,000**

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Entrance porch

Kitchen

11'9" x 10'6" (3.59m x 3.22m )

Inner hallway

13'7" x 6'9" (4.16m x 2.08m )

Lounge

17'5" x 10'3" (5.31m x 3.14m )

Sun lounge

10'0" x 10'9" (3.06m x 3.3m )

Bedroom 1

12'11" x 10'4" (3.94m x 3.16m )

Rear Bedroom 2

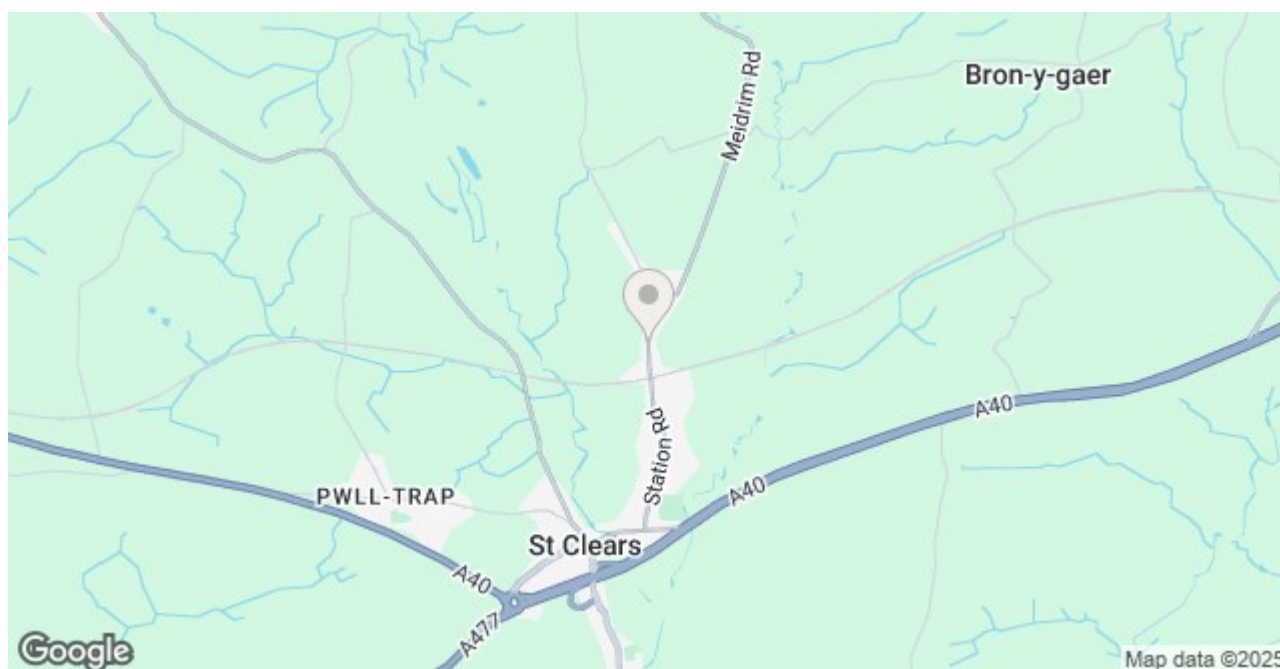
12'10" x 12'3" (3.93m x 3.75m )

Wet room

7'10" x 8'8" (2.41m x 2.65m )

Externally

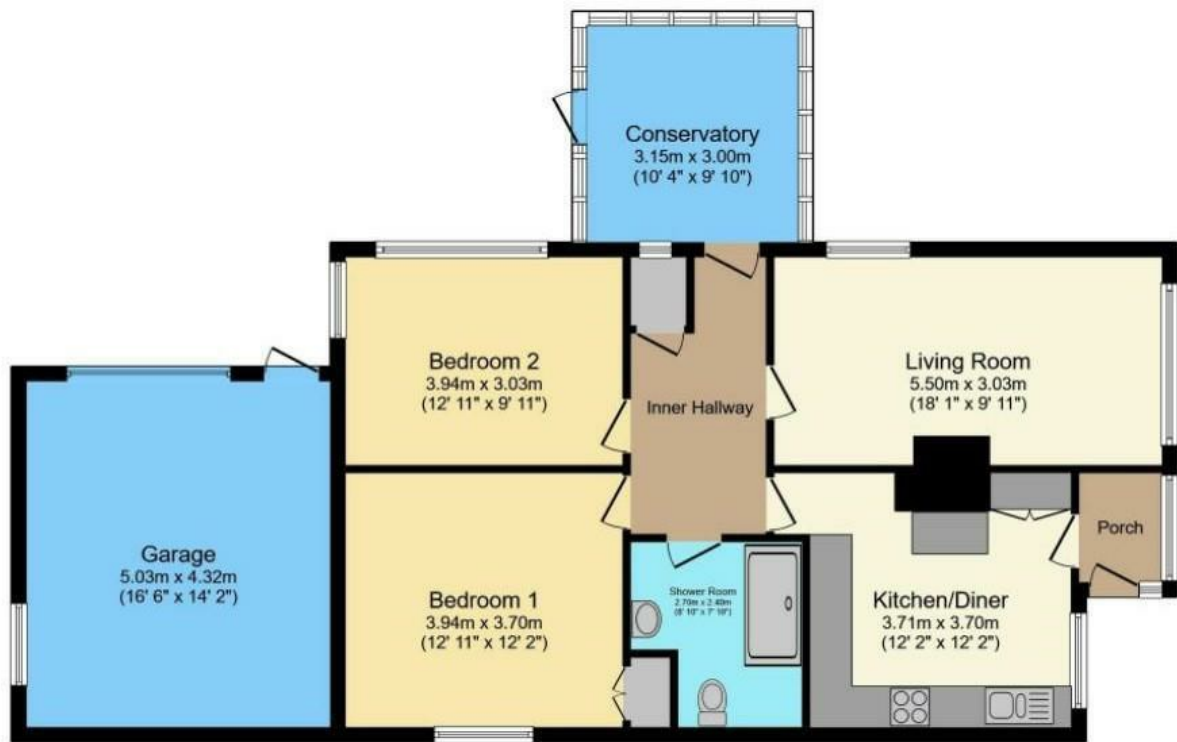
Services







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:** D

**Services:**  
**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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