

# Terry Thomas & Co

ESTATE AGENTS



## Priory View, Bridge Street

St Clears, SA33 4EE

A quaint double fronted two bed bungalow in the quiet town of St. Clears. The town has a large bilingual primary school, Ysgol Griffith Jones. Also good bus links to the local secondary school Dyffryn Taf located 10 minutes away in Whitland. There are a variety of local shops including two prize-winning traditional butchers and two craft centres. There are several pubs. The local bus service is 222. The surrounding countryside of St Clears is mainly rolling grassland consisting of moderate-sized fields with well-kept hedges. The town of St Clears has country roads to the historic village of Laugharne and 7-miles of sandy beach at Pendine. St Clears is located just off the dual carriageway A40

Offers in the region of £155,000

# Priory View Bridge Street

St Clears, SA33 4EE



## Externally

A walled front forecourt which continues to the side of the property with a further gated access to the rear and the side.

## Lounge/Kitchen/Dining

13'9" x 12'2" extending to 18'0" (4.21 x 3.71 extending to 5.49 )

Open plan L shaped lounge area and hallway having panel radiator thermostatically controlled on both. Air circulation system. Slate grey ceramic floor throughout.

## Kitchen/dining room

A range of modern fitted base and eye level units with duck shell blue coloured door and drawer fronts with a matt white coloured work surface over the base unit incorporating a stainless-steel sink. "Lemon" oven grill and a four ring "lemon" gas hob and a stainless steel style extractor over. Brick effect tiled walls between base and eye level units. Eye level cupboard houses the wall mounted

mains gas fired combination boiler which serves the central heating system and heats the domestic water. Space for fridge. Breakfast bar area. Panelled radiator shower fitment and range shower head, thermostatically controlled. uPVC double glazed window to rear uPVC double glazed window to fore. uPVC double glazed door leading out to the rear garden.

## Bedroom 1

10'11" x 9'2" (3.33 x 2.81 )

Double aspect room the uPVC windows front and side panel radiator thermostatically controlled.

## Bedroom 2

7'10" x extending 10'10" to passageway x 8'4" (2.39 x extending 3.32 to passageway x 2.56 )

uPVC double glazed window to rear. Panel radiator thermostatically controlled.

## Shower Room W/C

8'3" x 5'3" (2.54 x 1.62 )

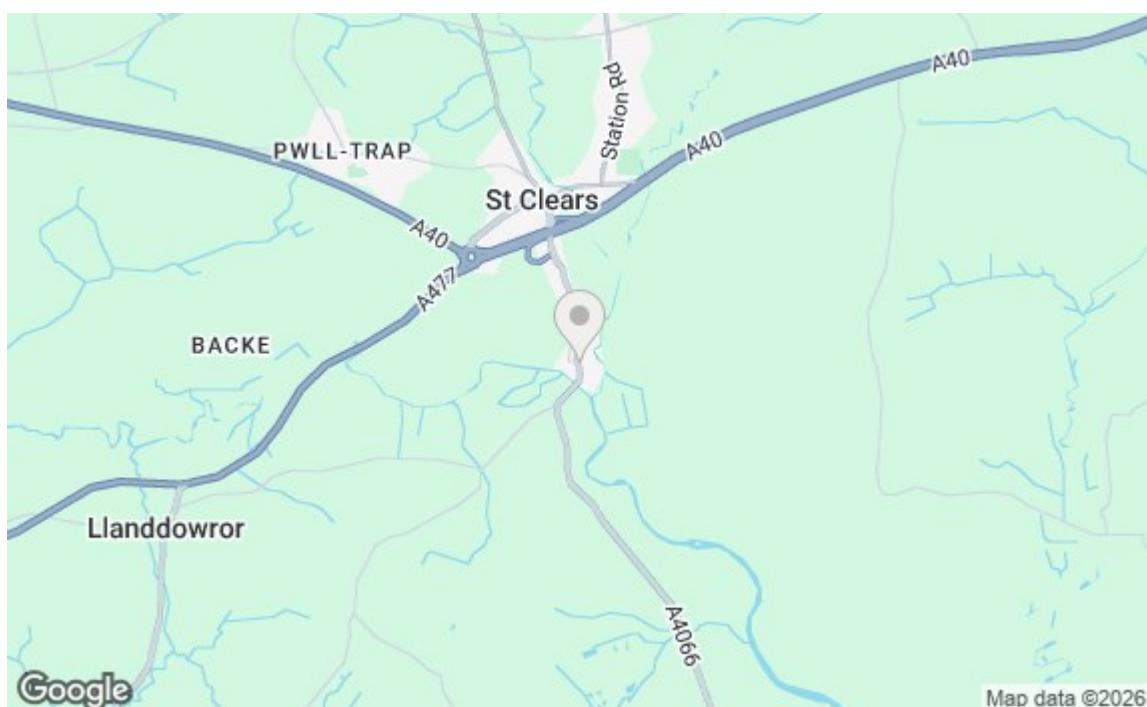
Close coupled economy flush w/c, wash

hand basin fitted within a vanity unit with white door fronts. Low threshold walk-in shower enclosure with a chrome mixer also a body fitment. uPVC double glazed window to rear. Part marble effect panel window to fore. Part marble effect panel door to the shower enclosure, slate effect ceramic tiled floor. Wall mounted chrome effect towel radiator.

## Externally

To the side of the property there is a lean-to utility room which has power, lighting and water connected. Plumbing for washing machine. Ceramic tiled floor.

Directly to the rear there are disability galvanised railings installed and a newly installed 7ft x 9ft timber garden shed/workshop. Ledge and brace double doors leading off the back lane.





## Floor Plan

**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** B

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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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