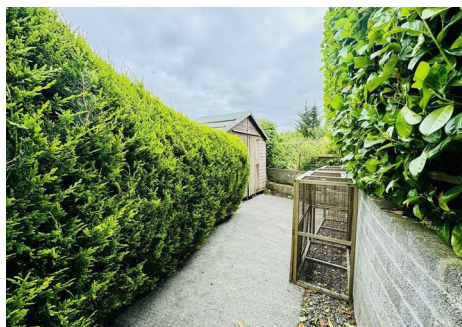




2 Osborne Terrace, St Clears, Carmarthenshire, SA33 4EP

Offers In The Region Of £229,500

Welcome to 2 Osborne Terrace, St. Clears, Carmarthen - a charming terraced house that exudes character and warmth. This attractive period house boasts not only a prime location but also a wealth of space and style. As you step inside, you are greeted by three reception rooms that offer versatility and comfort, perfect for

entertaining guests or simply unwinding after a long day. With three bedrooms and a spacious bathroom, this property provides ample space for a growing family or those in need of a home office or guest room. The house has been much refurbished and extended, blending modern amenities with classic charm

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seamlessly. The result is a home that is deceptively spacious, offering more room than meets the eye. One of the highlights of this property is the large enclosed rear garden and patio. Imagine enjoying a morning coffee or hosting a summer barbecue in this private outdoor space - the possibilities are endless. Throughout the house, you will find many attractive features that add to its overall appeal. From period details to modern upgrades, every corner of this home tells a story of comfort and style. Don't miss the opportunity to make this house your home. Osborne Terrace is more than just a property - it's a place where memories are made and dreams are realised.



Council Tax Band: C



LOUNGE

14'3" x 13'1"

Decorative brick surround fireplace with display alcove cupboards. wood effect floor. Radiator.

ANOTHER ROOM ASPECT

DINING ROOM/SNUG

14'3" x 10'10"

Decorative fireplace. Open hardwood stairs to first floor. Wood effect floor. Radiator.

ANOTHER ROOM ASPECT.

KITCHEN/LIVING ROOM

16'9" x 9'9"

Single drainer 1 1/2 bowl resin sink unit with mixer tap. 4 ring gas cooker with extractor hood above. AEG dishwasher. Integral fridge. Ample base, wall and glazed display cupboards. Work surface with tiled surround. Ceramic tiled floor. To kitchen area and wood floor to living area. Radiator

ANOTHER ROOM ASPECT..

UTILITY ROOM

12'0" x 6'2"

Single drainer stainless steel sink unit with chrome mixer tap. Base and wall cupboards. Plumbed for automatic washing. Worcester gas boiler for heating. Ceramic tiled floor. Radiator.

CLOAKROOM

6'2" x 4'4"

Pedestal hand basin. Low level WC. Wood effect floor. Fully tiled walls. Radiator.

FIRST FLOOR

LANDING

21'8" x 3'11"

Built in Airing Cupboard. Access to attic. Radiator.

BEDROOM

14'11" x 9'5"

Built in wardrobes. Radiator

ANOTHER ROOM ASPECT...

BEDROOM

14'2" 9'0"

Decorative fireplace. 2 wall alcoves for wardrobes (Doors available). Radiator

ANOTHER ROOM ASPECT....

BEDROOM

10'8" x 9'2"

Built in wardrobe. Wall recess. Radiator

BATHROOM

10'8" x 6'7"

Panelled bath. Shower in tiled and glazed cubicle. Pedestal hand basin. Low level WC. Wood effect floor. Wall light. Fully tiled walls. Radiator.

ANOTHER ROOM ASPECT.....

OUTSIDE

To the rear of the property is a spacious paved patio providing an ideal location for outside living. Beyond this is a spacious level lawned garden with established hedged and shrub borders. At the rear of this is a further enclosed area providing valuable storage together with garden shed.

SERVICES

We are advised that the property is connected to all mains services

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX

We are advised that the property is in Band 'C'

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296 883

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

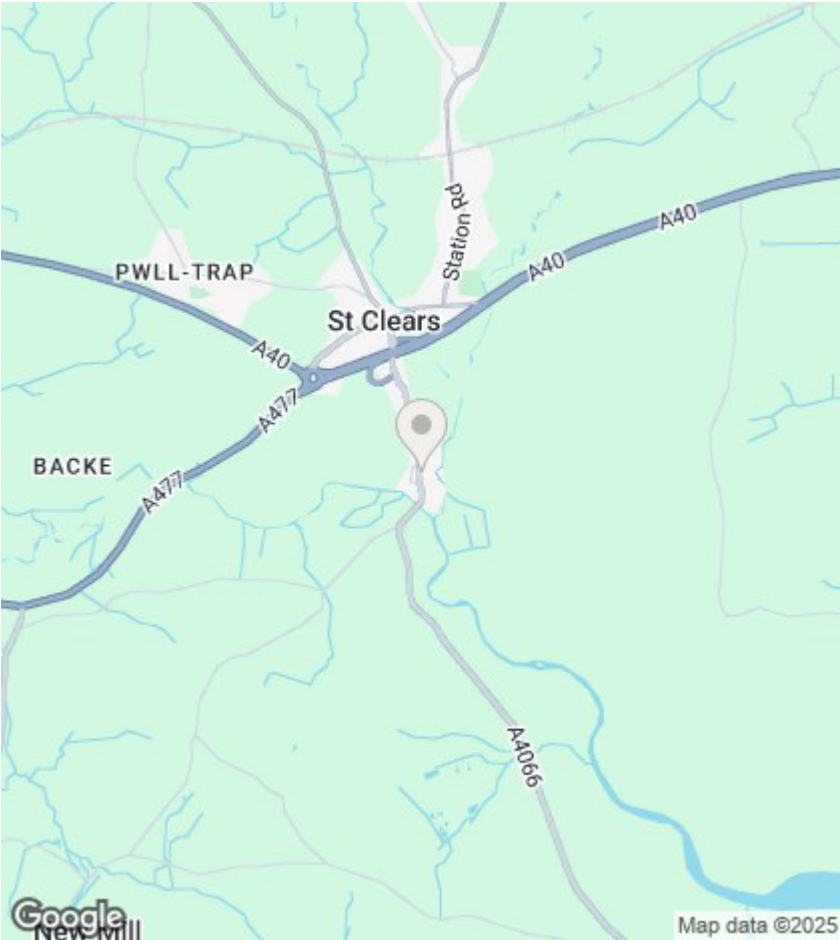
In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

View all our properties on: www.morgancarpenter.co.uk & www.zoopla.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC