



6 Lewis Terrace, St Clears, SA33 4DE

For Sale by Online Auction on Wednesday the 25th of June 2025, between 1pm and 4pm. Auction Guide Price
£100,000.

A deceptively spacious traditional house offering generous living accommodation and being conveniently placed within the popular town of St Clears, within walking distance to all the towns many amenities, shops, services and schooling. There is an excellent size rear garden with vehicular access and potential for creating off road car parking. Internally, there are 2 reception rooms, a ground floor shower, 2 good size double bedrooms with potential to create a third bedroom and family bathroom. Improvement works are required, with lots of potential for turning this home into a great investment.

Situation

The property is well placed in a very convenient location, within the popular town of St Clears, and within walking distance of the Co-Op supermarket, local primary school and high street shopping parade. St Clears itself is ideal situated close to the main A40 dual carriageway connecting on to the towns of Narberth, Carmarthen and the M4.

Accommodation

Double glazed front door opens into:

Entrance Hall



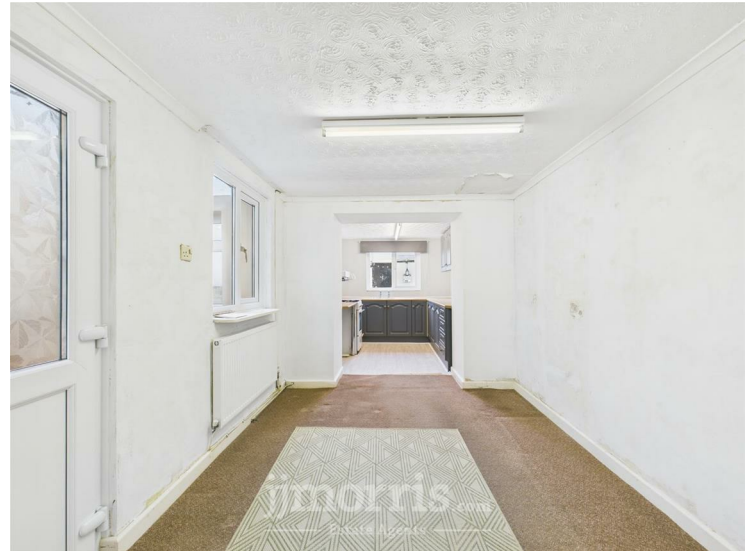
Stairs rise to first floor, radiator, door opens to:

Living Room



Double glazed bay window to front, gas fireplace, radiators, understairs storage cupboard, secondary glazed internal window to rear, door to:

Kitchen Diner



Dining area with double glazed door and window to side porch, radiator, kitchen fitted with wall and base storage units, worktops, Worcester gas fired boiler serving the domestic hot water and central heating, space for cooker, double glazed window to rear, plumbing for washing machine.



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Rear Porch



Tiled floor, double glazed window and external door to rear patio garden. Door to:

Shower Room



Comprising a shower cubical, W.C, electric heater.

First Floor



Split landing with spindle balustrade, fitted storage cupboard, access to loft, doors open to:

Bedroom 1



Twin double glazed windows to front, radiator.

Bedroom 2



Double glazed window to rear, radiator.

Bathroom



Comprising a W.C, pedestal wash hand basin, bath with shower over, built in airing cupboard, radiator, frosted double glazed window to side, part tiled walls.

Externally





Auction Details

The property is to be sold via online auction on Wednesday the 25th June 2025 between 1.00pm and 4.00pm. You have to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance.

Please note that we charge a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

How To Bid

Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

Utilities & Services.

Heating Source: Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax Band: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///workbook.snap.agreeable](http://workbook.snap.agreeable)

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 12mbps upload and 62mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of



To the front of the property there is an enclosed small front garden area with gate and railings. To the rear, there is an enclosed rear patio with useful shed and pedestrian gated access to a shared rear vehicular access track. Across the track is a long garden with useful shed and plenty of room for creating a parking area.

production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

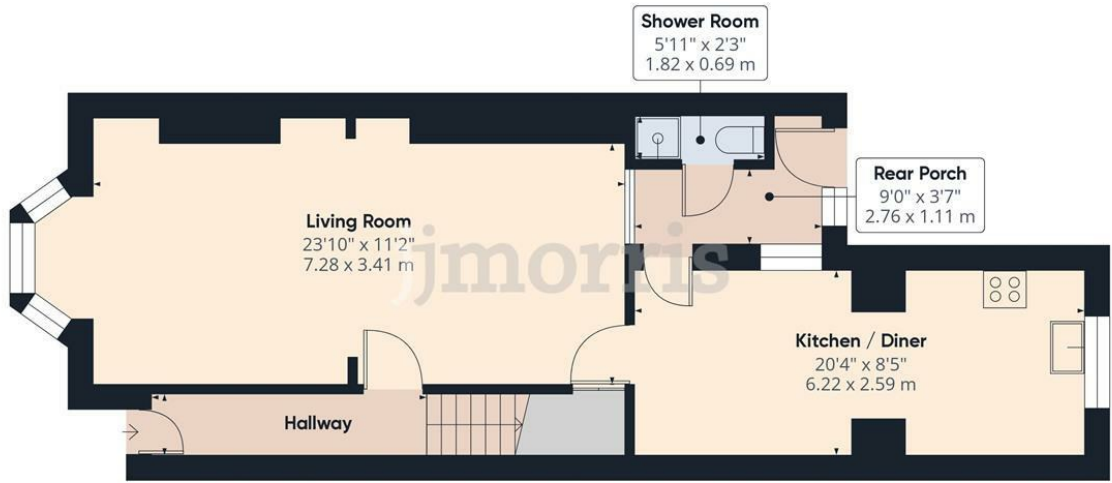
Three Voice - None & Data - None

O2 Voice - Likely & Data - Limited

Vodafone Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Floor Plan

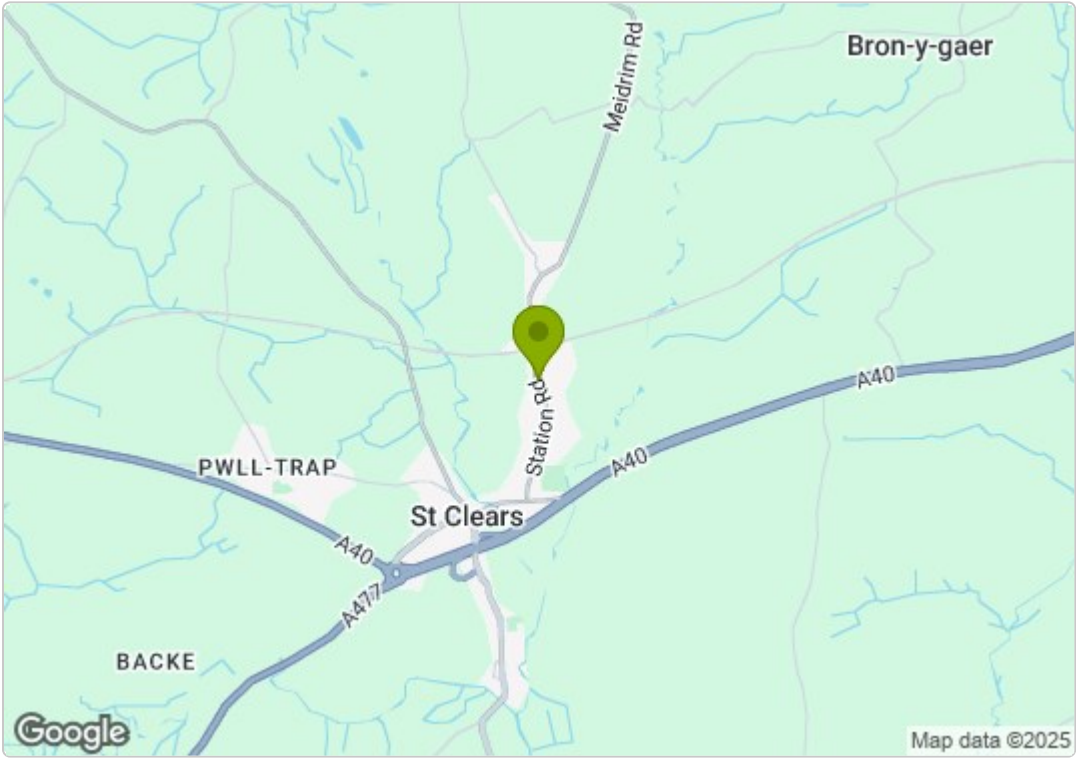


Ground Floor

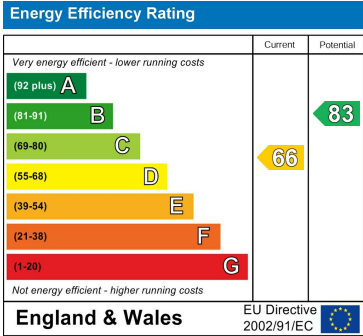


Floor 1

Area Map



Energy Efficiency Graph



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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