

Terry Thomas & Co

ESTATE AGENTS



**13 Lon Las,
St. Clears, SA33 4AU**

Conveniently positioned in the sought-after area of Lon Las, St. Clears, this charming semi-detached bungalow is bursting with potential and ready for you to make it your own. Offering scope for modernisation, it's the perfect opportunity to create a home tailored to your style and needs.

Practicality is at the heart of this property, with private parking for one vehicle and superb accessibility. Just moments from the A40, you'll enjoy effortless travel to St Clears, Whitland, Narberth, and Carmarthen—ideal for commuters, local explorers, or anyone who values easy connectivity.

Set within a warm and welcoming community, this bungalow is a fantastic choice for first-time buyers, downsizers, or investors seeking a solid rental opportunity. With its excellent location, friendly surroundings, and exciting potential, this delightful home is sure to capture attention.

Offers in the region of £109,500

13 Lon Las

St. Clears, SA33 4AU



13 Lon Las, Pwll-trap St Clears is Lounge

a mid-terraced bungalow, 4.32m (max into recess) x Tarmacadam driveway to fore, 3.33m providing off-road parking. uPVC Fire place with tiled hearth and double-glazed entrance door into tile surround, single panel a vestibule hall another door leading through to the hallway, single-panel radiator, door through to Bedroom 1, Bedroom 2, Lounge, Kitchen, and Bathroom. Built-in coat cupboard, and access to loft space.

4.32m (max into recess) x 3.33m
radiator. uPVC double glazed window to rear, door leading to the rear entrance porch which has a uPVC double glazed entrance door and a uPVC double glazed window to rear.

Kitchen

3.80m x 2.93m

Range of fitted base units and eye-level cupboards. Stainless steel sink

Part tiled walls. Built-in larder cupboard. Further built-in cupboard which houses the pre-lagged copper hot water cylinder. uPVC double glazed window.

Externally

The property is in need of complete refurbishment there is

no onward chain. Services include mains, electricity, water and drainage connected. No form of a central heating boiler. To the front is a small lawn garden intersected by a pathway and then to the rear there are two masonry built store sheds and a small lawn garden area intersected by a concrete pathway with fencing all sides and a gate that leads on to a communal tarmac pathway.

Bathroom

2.18m x 1.52m
uPVC double-glazed window to fore, single-panel radiator.

Front Bedroom 1

3.22m x 2.06m
uPVC double glazed window to fore.

Rear Bedroom 2

3.21m x 3.91m
uPVC double glazed window to rear. Double panel radiator.





Floor Plan

Type: Mid-terraced bungalow

Tenure: Freehold

Council Tax Band: B

Services: Mains Electricity, Water and Drainage.

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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