

Terry Thomas & Co

ESTATE AGENTS



Dovecote, Station Road

St. Clears, SA33 4DF

Ideally situated just a short walk from St Clears town centre, this semi-detached home offers a perfect blend of comfort, space, and convenience. The ground floor features a generous lounge with French doors opening onto the rear garden, fitted kitchen/diner ideal for family meals and entertaining, and a family bathroom. Upstairs, there is a well-proportioned double bedroom, providing ample space for family or guests. Additional benefits include driveway parking, a large enclosed rear garden, gas central heating, and uPVC double glazing throughout.

An excellent opportunity for families, first-time buyers, or those seeking a peaceful yet accessible location. Early viewing is recommended.

Offers in the region of £162,500

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St. Clears, SA33 4DF



Entrance Hall

A 3-bedroom semi-detached bungalow, located within walking distance of the Co-op supermarket and the wide range of amenities in St Clears town centre. This versatile family home is set over two floors and offers spacious living with potential for further enhancement. uPVC double-glazed entrance door.

Kitchen/Dining Room

10'11" x 10'6" (3.33m x 3.20m)
A range of fitted base and eye-level units with ash-effect work surface. Stainless steel sink, part tiled walls, extractor over. Space for Dishwasher. Double panel radiator with grills.

Lounge

14'2" x 11' (4.32m x 3.35m)
uPVC French doors to rear patio and garden. Double panel radiator. Open stairs to first floor.

Bedroom 1

8'5" x 10'6" (2.57m x 3.20m)
Double panel radiator, fitted wardrobe.

Bedroom 2

7'6" x 11'10" (2.29m x 3.61m)
Views over rear garden. Double panel radiator.

Bathroom

6'1" x 8'4" (1.85m x 2.54m)
Neptune Solo power shower in enclosure, low-level WC, wash hand basin. Decorative tiled surround.

Wall-mounted Ariston combi boiler.

Double panel radiator.

First Floor Bedroom

17'5" x 14'4" (5.31m x 4.37m)
Spacious double room with Velux window to rear and built-in wardrobe.

Note: There is potential to add an en-suite.

Externally

Front lawned garden with sweeping tarmac driveway and parking area. Rear garden approx. 60ft x 30ft, mainly laid to lawn, with a paved patio and timber shed.





Floor Plan



Type: House

Tenure: Freehold

Council Tax Band: C

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 ₂) Rating | |
|------------------------------------------------------------|--|-----------------------------------------------------------------|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 | |

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------------------------------------------------------------|--|-----------------------------------------------------------------|-----------|
| | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | | |
| (81-91) B | | | |
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