

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'B'

HEATING: Gas

ref: CF/LLE/OCT/25

TAKEONOK/LLE/22/10/25

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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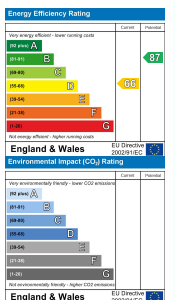


## 2 Lewis Terrace, St. Clears, Carmarthen, Carmarthenshire, SA33 4DE

- MID-TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- OFF ROAD PARKING WITH EV POINT
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY
- OPEN PLAN LIVING
- UTILITY ROOM
- REAR GARDEN WITH SUMMERHOUSE
- EPC RATING: D

O.I.R.O £220,000

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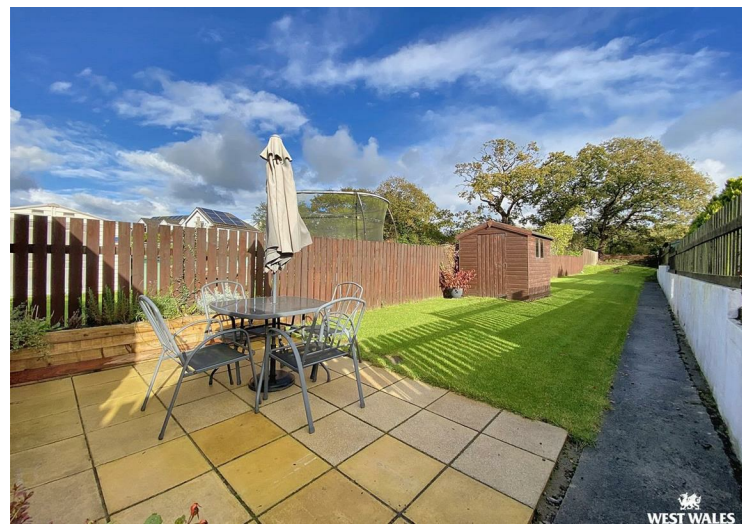
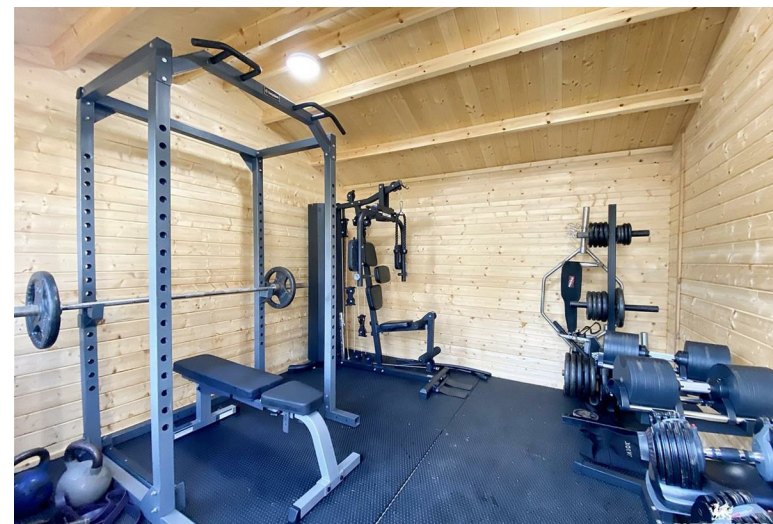
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**The Agent that goes the Extra Mile**



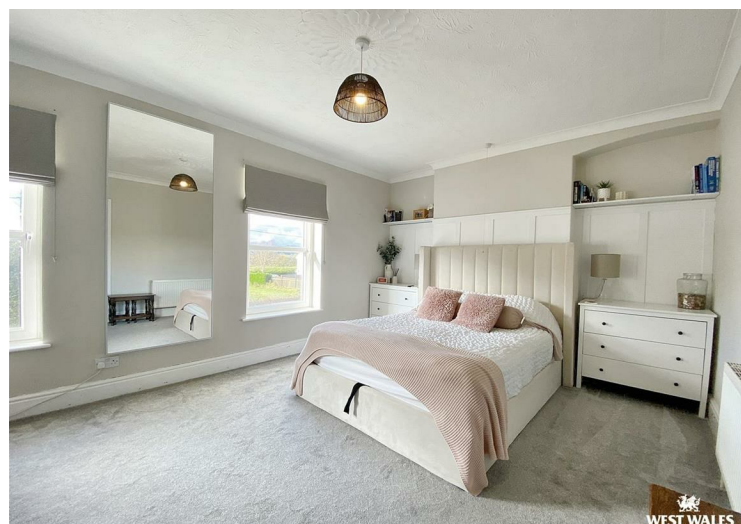




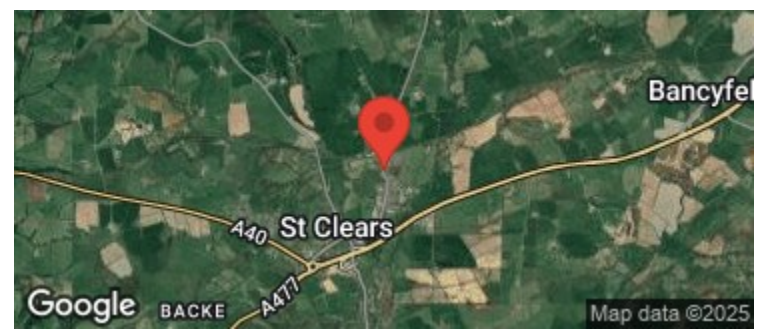
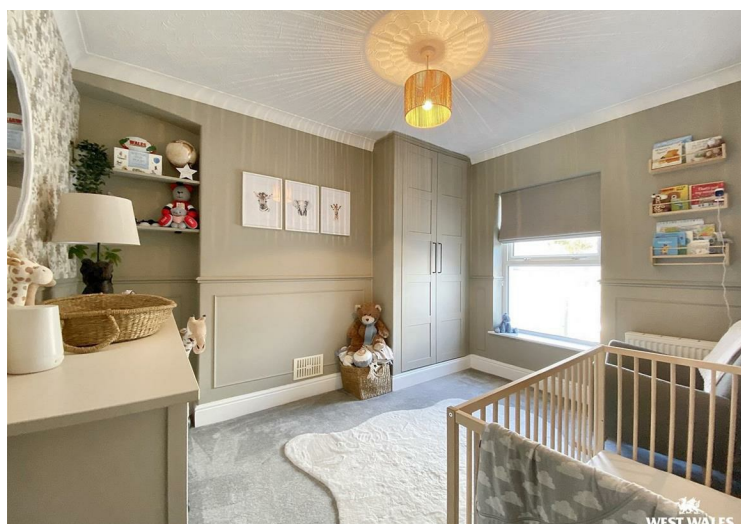
Lovingly renovated by the current vendors, this well presented mid-terrace house would make a brilliant investment property or first time buy. Situated in the highly desirable town of St Clears, Carmarthenshire, the property boasts the perfect blend of character features and modern comfort. Ideal for those who would like easy access to public transport, the town also provides many local amenities. Viewing is highly recommended to appreciate all the property has to offer!

Designed with modern living in mind, the ground floor features an open plan design. Upon entering the property into the entrance hallway, a glass door opens into the open plan kitchen and living spaces. An impressive island is located at the heart of the kitchen, which provides a great space for entertaining family and friends or even relaxed dining. Leading off the kitchen is the living room with a log burning stove and a feature bay window. Downstairs also provides a second reception room, and a utility room, both of which provides rear access. The first floor accommodates the contemporary family bathroom with freestanding bath tub and a separate shower, the master bedroom, and an a further second double bedroom currently utilised as a nursely.

Externally, there is an enclosed low maintenance patio area which provides a great space for outside seating. A gate opens into the rear access lane and off road parking with an EV charging point. Across the lane is the main lawned garden and a summer house, currently used as a home gym.



The small market town of St. Clears is situated approximately 10 miles to the west of the county and administrative centre of Carmarthen. There are a variety of local shops including two prize-winning traditional butchers and two craft centres. The High Street is well served by numerous shops, pubs post office etc with a Welsh medium primary school and the parish Church. The local leisure centre is an excellent facility housing many of the towns clubs and associations.



**DIRECTIONS**  
 From the St Clears roundabout, continue into St Clears. At the traffic lights continue onto Pentre Road. Turn left onto Station Road and continue to follow road for approx 0.5 miles. Lewis Terrace will be located on the right hand side, with the off road parking located behind the property.  
 What/Three/Words:///achieving.twisty.limitless  
 See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.