

Regulated by:



**RICS**



Since 1989

*An character cottage with great views to the rear. Popular Town location. St  
Clears, West Wales*

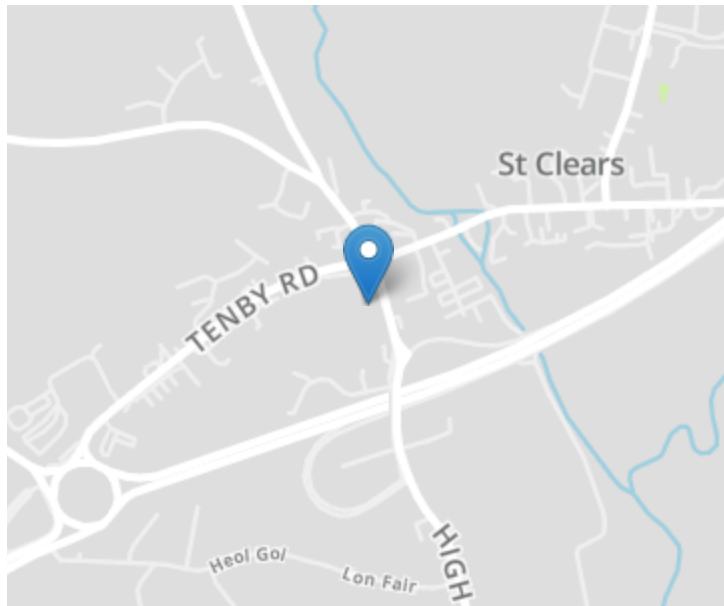


**Green Villa, High Street, St Clears, Carmarthen, Carmarthenshire. SA33 4DY.**

**REF: R/3852/LD ..... OFFERS OVER**

**£160,000**

- \*\*\* No onward chain - Priced to sell \*\*\* An attractive Town residence \*\*\* 3 bedroomed mid terraced cottage \*\*\* Cottage style kitchen and stylish bathroom \*\*\* Mains gas fired central heating, newly fitted double glazing and good Broadband speeds available \*\*\* New flooring and decorated throughout \*\* Requiring general updating
- \*\*\* Low maintenance courtyard style garden with gravel and raised decking \*\*\* Useful outhouse \*\*\* Fantastic views to the rear over open farmland and the North Carmarthenshire hillside
- \*\*\* Convenient position within the popular Town of St Clears - A short drive to Carmarthen Town and on route to the Pembrokeshire Coastline \*\*\* Contact us today to view



## LOCATION

A popular edge of Town location close to the Coast at Laugharne and Llansteffan, very convenient for the A40, quick access to Carmarthen, the A48/M4 link road to Swansea, Cardiff and beyond.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this character cottage offering 3 bedroomed mid terraced accommodation that is tastefully presented with a cottage style kitchen and a contemporary styled bathroom suite.

Externally it boasts a low maintenance enclosed garden area laid to gravel and raised decking.

It enjoys a popular position within the Town of St Clears yet only a short drive to the Town Centre of Carmarthen and the breath taking Pembrokeshire Coastline.

## THE ACCOMMODATION

Currently providing the following accommodation.

## RECEPTION HALL



Having access via a newly fitted UPVC front entrance door, radiator, original timber staircase to the first floor accommodation with under stairs storage cupboard, original Red and Black quarry tiled flooring.

## LIVING ROOM



13' 3" x 9' 8" (4.04m x 2.95m). With open fireplace with a brick hearth and bread oven, radiator, T.V. point, original beamed ceiling, laminate flooring.



**DINING ROOM**

13' 2" x 8' 5" (4.01m x 2.57m). Having an open fireplace incorporating a cast iron multi fuel stove on a brick hearth, radiator, laminate flooring, exposed stone and part boarded walls.

**KITCHEN/DINER**

22' 0" x 7' 8" (6.71m x 2.34m). A cottage style kitchen with dresser style fitted kitchen units with laminate work surfaces over, stainless steel sink and drainer unit, inglenook style fireplace with a Range Master electric/gas Range with two ovens, grill and a 5 ring gas hob, Valiant mains gas fired central heating boiler running all domestic systems. Red and Black quarry tiled flooring, original beamed ceiling.

**KITCHEN/DINER (SECOND IMAGE)****KITCHEN/DINER (THIRD IMAGE)****REAR PORCH LEAN-TO**

With a newly fitted UPVC entrance door, plumbing and space for automatic washing machine and tumble dryer.

**FIRST FLOOR****REAR LANDING/OFFICE**

Newly carpeted throughout.

**BATHROOM**

A stylish suite with a contemporary roll top bath, low level flush w.c., pedestal wash hand basin, roof window, radiator.

**BEDROOM 3**

10' 0" x 7' 6" (3.05m x 2.29m). With limited head height, radiator and roof window.

**FRONT LANDING**

With access to loft space.

**BEDROOM 1**

13' 3" x 9' 5" (4.04m x 2.87m). With radiator.

**BEDROOM 2**

13' 2" x 8' 4" (4.01m x 2.54m). With original cast iron fireplace and original grate in-situ, radiator.



**BEDROOM 2 (SECOND ANGLE)****EXTERNALLY****OUTHOUSES**

15' 0" x 8' 0" (4.57m x 2.44m). Of stone construction under a steel roof with double patio doors.

**GARDEN**

A low maintenance enclosed garden area being re-developed and now offering a gravelled patio and a raised decking area that commands breath taking views over the North Carmarthenshire hillside and farmland.

**GARDEN (SECOND IMAGE)****VIEWS**

Fantastic views to the rear.

## FRONT ELEVATION



## REAR ELEVATION



## AGENT'S COMMENTS

A stunning cottage in a popular and convenient location.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band – 'C'.

## PLEASE NOTE

We will be re-visiting as soon as possible to take new internal photographs of the bedrooms as requested.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

## Directions

As you head down the A40 from Carmarthen, proceed into St Clears. As you head off the dual carriageway take a right hand turning and the property will be located on your left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 