

Lovely Family Home in a Popular Convenient Location on the Edge of St.Clears close to the Boat Club and 5 Miles from Laugharne. Well Presented Property with Parking & Garden.



Cheriton, Bridge Street, St Clears, Carmarthen. SA33 4EN.

£300,000

R/4377/NT

*** A lovely well presented family home in a popular convenient location. *** Well decorated with 2 reception rooms and open plan kitchen and dining area. *** The property offers good sized accommodation having double glazing and gas central heating with parking to side and garden area. *** The property has been lovingly looked after by its present owners and viewing is recommended A popular location on the Edge of the popular town of St. Clears and a short walk from the boat club and 5 miles from The popular location of Laugharne famed for its Dylan Thomas Poet connections and 10 miles from Pendine with large sandy beach. ***



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Location

Situated on the edge of St. Clears in the locally known lower side. Close to the boat club with St. Clears offering great daily facilities including shops, school, leisure centre, dual carriageway connection to the M 4 via the A 40 and eateries. 5 miles from Laugharne famed for its Dylan Thomas connections and nice eateries. 10 miles to Pendine with large beach well known for its land speed records, museum of speed etc.

Hallway

Staircase and doors to

Sitting Room

3.45m x 4.10m (11' 4" x 13' 5")



Living Room

3.6m x 3.96m (11' 10" x 13' 0")



Kitchen / Dining Room

8.3m x 2.04m/2.63 (0' 0" x 6' 8")

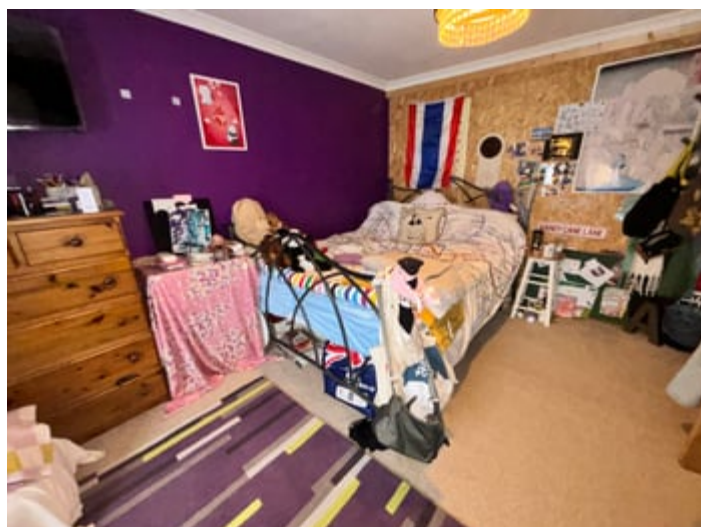


Landing

Doors to

Bedroom

3.5m x 3.96m (11' 6" x 13' 0")



Bedroom

3.29m x 3.87m (10' 10" x 12' 8")



Rear Bedroom

4.0m x 2.4m (13' 1" x 7' 10")

Bathroom

2.82m x 2.38m (9' 3" x 7' 10")



Externally

Side parking and front apron area to the house. Rear patio area with steps leading to the level lawned garden. Garden shed and decked patio area.



Tenure and Possession

We are informed that the property is of Freehold Tenure.

Council Tax Band

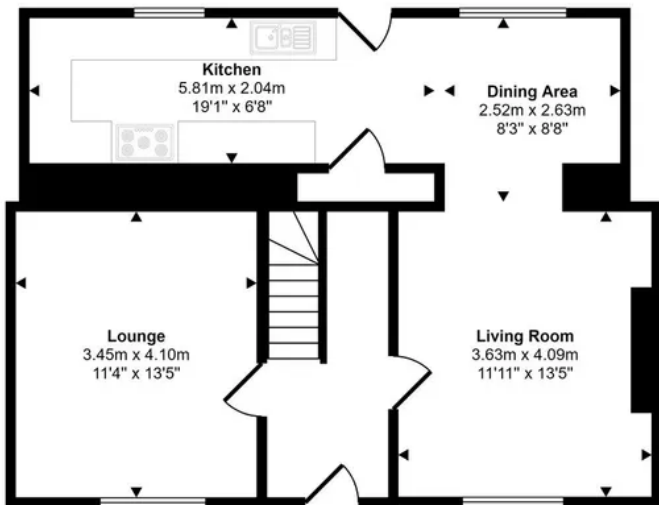
The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - C

Services

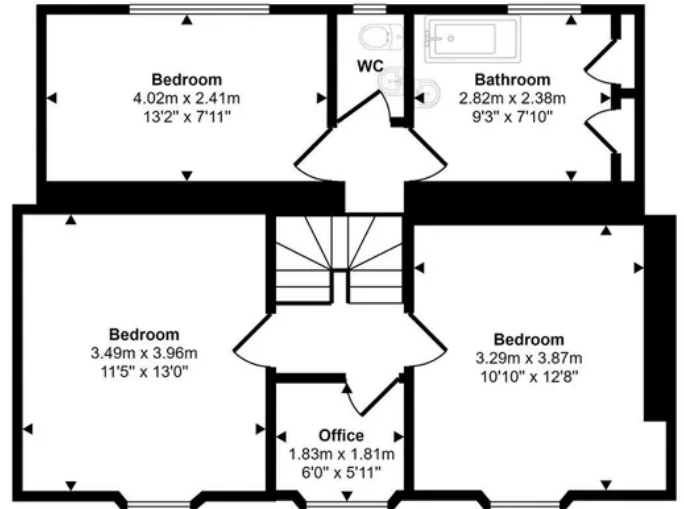
Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Approx Gross Internal Area
122 sq m / 1318 sq ft



Ground Floor
Approx 61 sq m / 653 sq ft



First Floor
Approx 62 sq m / 664 sq ft

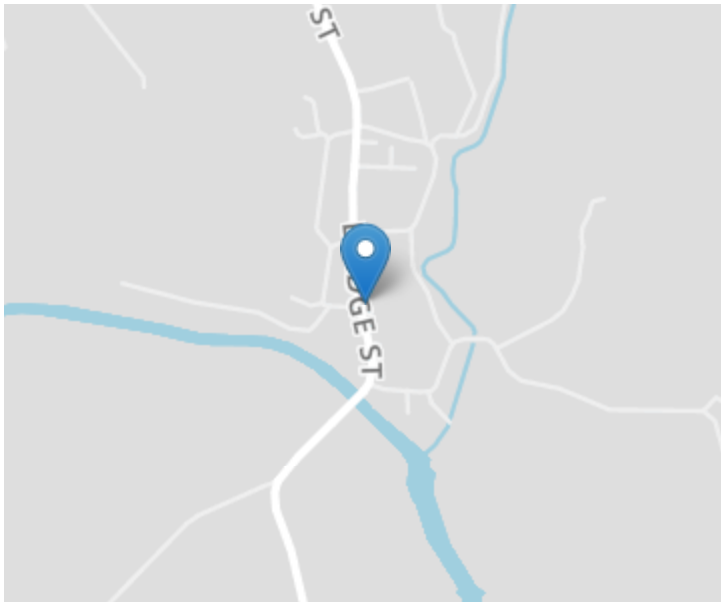
Directions


Take the A 40 west towards St. Clears. Travel for 10 miles and turn left for Laugharne and sweep around the road and at the T junction turn right for Laugharne. Carry on for half a mile and the property will be found on the left hand side about 50 yards before the Bridge.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - 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 Website, Facebook and Instagram Page.



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC  |

For further information or to arrange a viewing on this property please contact :

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