





Talar-Wen Station Road, St. Clears, Carmarthen, Carmarthenshire, SA33 4BX

Offers In The Region Of £229,950

- WELL PRESENTED MODERN DETACHED BUNGALOW.
- LEVEL FRONT AND REAR GARDENS.
- EASE OF ACCESS TO A40 TRUNK ROAD.
- NO FORWARD CHAIN.
- 3 BEDROOMS. GAS C/H.
- WALKING DISTANCE 'CO-OP' CONVENIENCE STORE.
- 4 MILES RAILWAY STATION AND TOWN OF WHITLAND.
- FIRST TIME ON THE 'OPEN MARKET' SINCE THE 1990's.
- PVCu DOUBLE GLAZED WINDOWS.
- LEVEL WALK ST. CLEARS TOWN CENTRE (HALF MILE).
- 10 MILES WEST OF CARMARTHEN.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.

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A most conveniently situated very well presented traditionally built (1970's) DETACHED 3 BEDROOMED BUNGALOW having an attractive part brick facade situated occupying a sunny position on a bus route within a relatively level short walking distance of the 'Co-op' Convenience Store and within a level walking distance of the local facilities and services at the centre of St. Clears which in turn is located just off the A40 trunk road within 4 miles of the Railway Station and town of Whitland that offers a Secondary School, is within 4.5 miles of the ancient estuarial township of Laugharne and the property is located some 10 miles west of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

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Council Tax Band: D





RECEPTION HALL
with woodblock flooring. PVCu opaque double glazed entrance door and side screens. Fitted cloaks cupboard with double doors. Glazed door with opaque glazed side screens to

LOUNGE
wide arched recess. PVCu double glazed window to side. Radiator. Feature fireplace with marble hearth incorporating a coal effect gas fire. TV point. 5 Power points. Glazed/panelled doors to the inner hall and

FITTED KITCHEN/DINING ROOM
18'11" x 9'7"
with tile effect vinyl floor covering to the kitchen area. Radiator. PVCu double glazed window to fore. Part tiled walls. Telephone point. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit, ceramic hob, electric oven and canopied cooker hood. 7 Power points plus fused point. PVCu part double glazed door to

PVCu SIDE ENTRANCE PORCH
11'1" x 3'0"
with ceramic tiled floor. PVCu part double glazed doors to front and rear. Water tap. Glass roof.

INNER HALL
11'8" in depth
with access to partly boarded attic space via a retractable loft ladder. 1 Power point. C/h thermostat control.

BUILT-IN AIRING/LINEN CUPBOARD
with radiator. Slatted shelving.

WET ROOM
9'6" x 5'6"
with PVCu opaque double glazed window. Extractor fan. Wall mounted electric fan heater. Chrome towel warmer ladder radiator. Shaver point. Part tiled walls. Part waterproof panelled walls. Recessed downlighting. 2 Piece suite in white comprising pedestal wash hand basin and WC. Electric shower, curtain and rail.

REAR BEDROOM 1
12'11" x 9'8"
with radiator. 3 Power points. PVCu double glazed window overlooking the rear garden.

REAR BEDROOM 2
12'7" x 9'5"
with PVCu double glazed window overlooking the rear garden. Radiator. 3 Power points.

SIDE BEDROOM 3
8'11" x 8'10" plus
built-in cupboard with hanging rail and the wall mounted 'Worcester' gas fired central heating boiler. 2 Power points. PVCu double glazed window to side.

EXTERNALLY
Walled lawned front garden with herbaceous border. Double gated paved entrance drive that leads past the bungalow to the garage and which provides ample private car parking. Rear walled lawned garden with paved sun terrace.

LINKED GARAGE
17'6" x 7'11"
with electronically operated up-and-over garage door. Electricity consumer unit and meter. 1 Power point. Personal door. Wall unit.





Directions

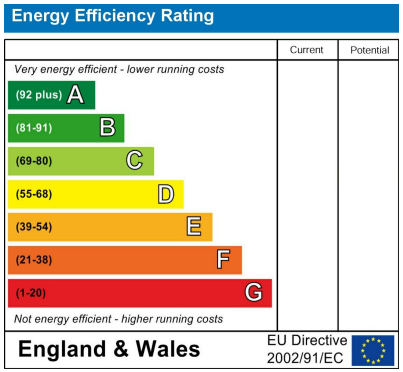
From the centre of St. Clears turn off 'Pentre Road' adjacent to 'Evans St. Clears Pharmacy' into 'Station Road'. Travel past the right hand turnings for the Leisure Centre and 'Lon Hafren' and the property will be found a little further along on the left hand side just after the left hand turning for 'Rhyd y Gors' and before the right hand turning for St. Clears RFC/Canolfan Griffith Jones Centre.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

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