

Terry Thomas & Co

ESTATE AGENTS



2 Castle Cottage

St. Clears, Carmarthen, SA33 4AD

Within the town of St. Clears, Carmarthenshire, this delightful semi-detached house presents an excellent opportunity for first-time buyers or savvy investors.

One of the standout features of this property is its prime location. Situated right next to a local Spar, daily conveniences are just a stone's throw away. Additionally, a nearby petrol station adds to the ease of access for those on the go. For commuters, the property offers excellent connectivity, with easy access to the dual carriageway, making travel to surrounding areas straightforward.

This semi-detached house is not just a home; it is a gateway to a vibrant community and a lifestyle that balances convenience with comfort. Whether you are looking to take your first step onto the property ladder or seeking a promising investment opportunity, this residence in St. Clears is certainly worth considering.

Offers in the region of £99,500

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Ground Floor

uPVC double glazed entrance door leading into Hallway

Hallway

12'2" x 7'10" (3.71m x 2.41m)
Slate effect ceramic tiled floor. Single panelled radiator. Staircase to first floor. Door leading through to Lounge and Kitchen/Diner. Two under stairs storage cupboards. One cupboard having a single panelled radiator and fitted shelves.

Lounge

11'2" x 11'4" (3.42m x 3.46m)
uPVC Double glazed window to fore. Double panelled radiator, thermostatically controlled.

Kitchen/Breakfast room

19'3" x 7'2" (5.88m x 2.19m)
A range of base & eye level units with wood effect work surface over the base unit incorporating a stainless steel sink.

'Cata' four ring halogen hob and a fan assisted oven/grill. Two uPVC double glazed windows to rear. Extractor fan.

Plumbing for washing machine. Wall mounted Glow Worm 'Worcester' mains gas fired combination boiler which serves the central heating system and heats the domestic water.

Part exposed beam ceiling. Ceramic tiled floor.

First Floor

LANDING AREA Door leading through to bathroom and door leading into the Inner hallway.

Bathroom

15'5" x 6'1" (4.71m x 1.86m)
uPVC double glazed window to side. Single panelled radiator. Shower cubicle with electric shower fitment with fully tiled walls. Economy flush WC, pedestal wash hand basin fitted within a vanity unit and panelled bath. Extractor.

Inner Hallway

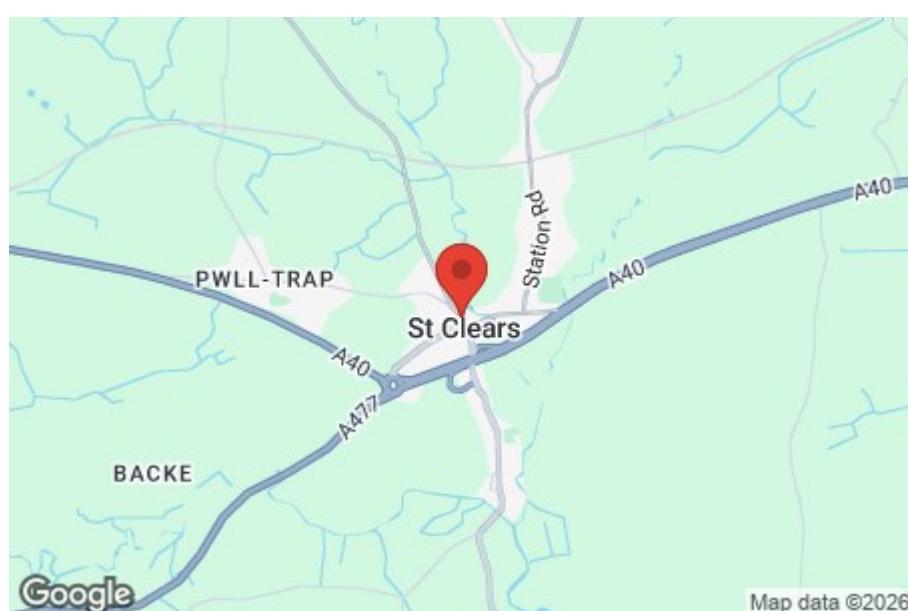
Access to loft space and doors leading off to bedrooms.

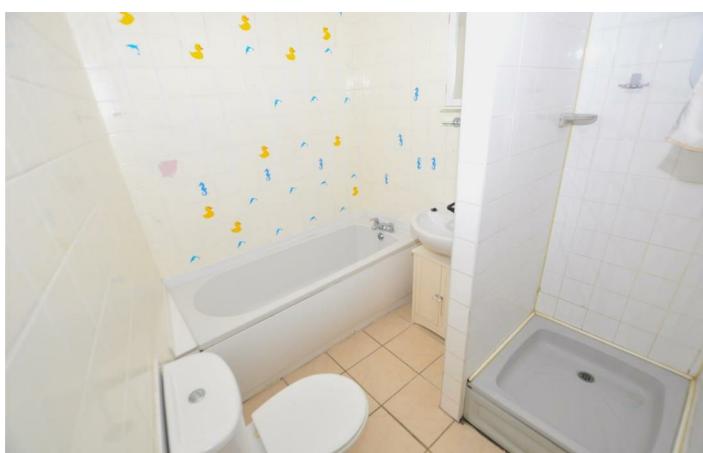
Bedroom 1

8'6" x 14'6" extending to 9'6" (2.61m x 4.43m extending to 2.90m)
uPVC double glazed window to fore. panelled radiator. Walk in wardrobe with a single panel radiator.

Bedroom 2

7'3" x 14'8" (2.21m x 4.48m)
Double panelled radiator with thermostat. uPVC double glazed window to fore. Built-in cupboard.





Floor Plan



Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: B

Services: Mains Electricity, Gas, Water and Drainage

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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

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