

# Terry Thomas & Co

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ESTATE AGENTS



## Hillside High Street St. Clears, Carmarthen, SA33 4DY

Welcome to this semi-detached 3-bedroom house conveniently located on High Street in the busy little town of St. Clears, Carmarthen. This property boasts a reception room, 3 cosy bedrooms, and bathroom, offering a comfortable living space for you and your family. The property is conveniently located near all amenities and schools, making it an ideal choice for families with children. Although the house is in need of some modernisation, it presents a wonderful opportunity for you to put your own stamp on it and create the home of your dreams. Imagine the possibilities of transforming this property into a stylish and modern living space that reflects your personal taste and preferences. One of the standout features of this house is its proximity to the stunning Pembrokeshire Coastline, allowing you to enjoy beautiful seaside walks and breath-taking views whenever you desire. Embrace the potential this house holds and turn it into your own little piece of paradise in the heart of Carmarthen.

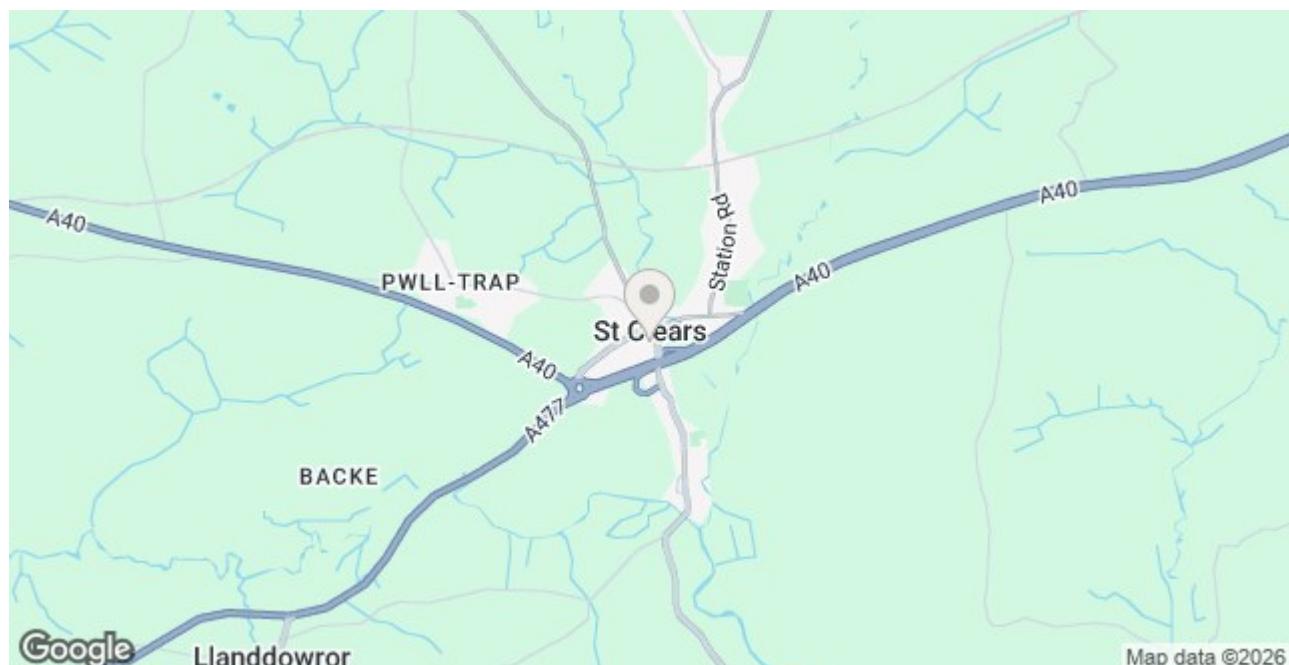
**Offers in the region of £127,000**

# Hillside High Street

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Externally	3	1	1	D
Open storm porch. Aluminium glazed entrance door.				leading out to garden. Under stair storage area. Rear bedroom 3
Hallway				Door through to bathroom.
Wood effect flooring. Panel radiator with grilles. Staircase to first floor. Door to lounge . Door to kitchen/breakfast room. Staircase to lower ground floor.				11'6" x 12'9" (3.52m x 3.89m) uPVC double glazed windows to rear. Panel radiator grilles thermostatically controlled.
Lounge				
12'3" x 12'11" (3.74m x 3.96m) Feature fire place with white painted fire surround. uPVC double glazed windows to fore. Panel radiator grilles thermostatically controlled.				Externally Enclosed rear garden. Partly walled garden.
Kitchen/breakfast room				
12'3" x 12'11" (3.74m x 3.96m) Double glazed windows to rear. Fitted base and eye level units . Wood effect over base unit. Four ring ceramic hob with Extractor over. Oven/grill. Plumbing for washing machine. Panel radiator grilles thermostatically controlled. Wood affect flooring. Built in cupboard that houses "Valliant" mains gas fired combination boiler.				Services Mains water, electricity and drainage.
12'3" x 12'11" (3.74m x 3.96m) Half – landing . uPVC double glazed window to rear. Small access to loft space. Doors leading to all bedrooms.				
Front bedroom 1				
13'4" x 9'11" maximum narrowing to 8'5" (4.08m x 3.03m maximum narrowing to 2.57m) uPVC double glazed windows to fore. Panel radiator grilles thermostatically controlled.				
Front bedroom 2				
10'1" x 6'3" (3.08m x 1.93m) uPVC double glazed windows to fore. Panel radiator grilles thermostatically controlled.				
Lower ground floor				
Hallway. Panel radiator. uPVC double glazed door				





## Floor Plan



**Type:** House

**Tenure:** Freehold

**Council Tax Band:** C

### Services:

**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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		