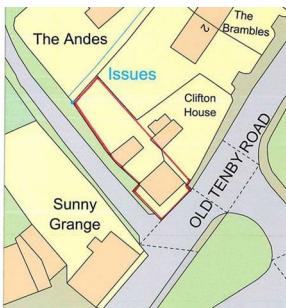


# Terry Thomas & Co

ESTATE AGENTS



## Clifton House, Old Tenby Road

St. Clears, Carmarthen, SA33 4JW

Located on Tenby Road in the village of St. Clears, Carmarthen, this delightful detached house offers a perfect blend of comfort and practicality. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities.

Upon entering, you will find three reception rooms, providing ample space for relaxation and entertaining guests. The layout is designed to create a warm and welcoming atmosphere, making it easy to envision family gatherings and social events.

The property boasts a generous rear courtyard, featuring a consolidated gravelled area with double gated access. This outdoor space is complemented by two brick-built workshops, one of which serves as a utility room, complete with plumbing for a washing machine and a fitted base unit with a stainless steel sink. The second workshop is primarily used for storage, offering additional practicality.

For those with hobbies or a penchant for DIY. The garden featuring a lean-to outside WC.

This property is not just a house; it is a home that offers a wonderful opportunity to enjoy the tranquillity of village life while being well-connected to the surrounding areas. With its ample space, practical features, and lovely garden, this residence is sure to appeal to those looking for a comfortable and functional family home.

Offers in the region of £298,500

# Clifton House Old Tenby Road

St. Clears, Carmarthen, SA33 4JW



## Hallway

Doors leading through to lounge and sitting room.

## Sitting room

11'1" x 13'0" max into small bay to fore (3.38m x 3.98m max into small bay to fore )

Double panel radiator.

## Lounge

11'4" into recess x 12'0" (3.46m into recess x 3.68m)

Double panel radiator, uPVC double glazed window to fore, feature fireplace with pointed stone in part fire surround with slate hearth over and matching slate shelves either side.

## Inner hallway

Dog legged staircase to first floor, panel radiator with grills, glazed door leading to the rear courtyard, understairs storage cupboard door through to kitchen and dining room.

## Dining Room

10'4" x 8'8" (3.16m x 2.66m )

Single panel radiator, uPVC double glazed window to rear, built in cupboard that houses the oil-fired boiler which serves the central heating system and heats the domestic hot water.

## Kitchen

8'9" x 8'10" (2.68m x 2.71m)

Range of fitted base and eye level units with light Oak drawer and door fronts and

a matt finish granite effect work surface over the base units incorporating a 1 1/2 bowl stainless steel sink. Electric cooker point, pull out extractor. uPVC double glazed window to side and rear, plumbing for dishwasher.

## 1/2 landing

uPVC double glazed window to rear. 1st floor landing area part galleried with doors leading off to 4 bedrooms and family bathroom. Access to loft space.

## Rear bedroom 1

11'2" x 8'10" (3.42m x 2.71m)

Single panel radiator, uPVC double glazed window to rear.

## Front bedroom 2

12'3" x 11'2" (3.75m x 3.41m)

uPVC double glazed window to fore and single panel radiator.

## Front bedroom 3

8'11" x 6'2" (2.74m x 1.90m)

uPVC double glazed window to fore.

## Front bedroom 4

12'2" x 8'8" (3.73m x 2.65m )

uPVC double glazed window to fore and single panel radiator.

## Bathroom

8'10" x 8'11" (2.71m x 2.73m)

Panel bath with hot and cold water tap fitments over plus additional Triton power shower with glass shower screen. Close coupled economy flush WC and a pedestal wash hand basin. Single panel radiator, uPVC double glazed window to rear and a built-in cupboard which houses the copper hot water cylinder fitted with immersion.

## Externally

Double gated ledge and braced access onto the rear consolidated gravelled courtyard. Two brick-built workshops/store sheds one of which is utilised as a utility room which has plumbing for washing machine and fitted base unit with stainless steel sink. Adjoining workshop predominantly used a store shed, further adjoining timber framed store sheds cladded externally with corrugated sheeting and roofed in corrugated sheets. Generous sized side garden with a lean-to outside WC.





## Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:** D

**Services:** Mains electricity, water, drainage and oil central heating.

**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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		38	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	