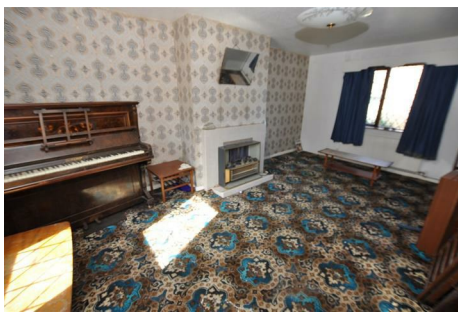


Terry Thomas & Co

ESTATE AGENTS



18 Lon-Y-Prior

St. Clears, Carmarthen, SA33 4EF

Welcome to this charming semi-detached double fronted house located in the picturesque town of St. Clears, Carmarthen. This property boasts a spacious layout with two reception room, three generous bedrooms, and a family bathroom. Situated in the quaint town of St. Clears, this home offers a peaceful retreat while still being close to local amenities. Although the house requires some modernisation, it presents a fantastic opportunity for those looking to add their personal touch and create their dream family home with large enclosed gardens provide ample space for outdoor activities, gardening, or simply enjoying the fresh air.

Offers in the region of £135,000

18 Lon-Y-Prior

St. Clears, Carmarthen, SA33 4EF



Porch

Small open storm porch with multi glazed entrance door into the hallway with staircase to the first floor. Understairs storage cupboard, single panelled radiator and door through to lounge and dining room

Lounge

17'10" x 10'11" (5.46 x 3.33)

Lattice leaded lights double glazed window to fore and rear. Two single panelled radiators thermostatically controlled and feature tiled fireplace.

Dining room

17'3" x 7'10" (5.26 x 2.41)

Lattice leaded lights double glazed window to rear overlooking the garden. Two Double panelled radiator thermostatically controlled. Feature fireplace with exposed brick fire surround and tiled hearth. Walk-in pantry cupboard with quarry tile floor. Single glazed casement window to side. Door through to the side entrance porch with a uPVC double glazed entrance door. Door through to separate WC having a high-level WC, also houses the mains gas fired boiler which serves the central heating system. Through to the kitchen

Kitchen

7'1" x 7'9" extending to 9'4" (2.17 x 2.37 extending to 2.86)

Stainless steel sink and electric cooker point and double-glazed window to fore with leaded lights. Single panel radiator thermostatically controlled.

Landing area

Generous sized landing area with access to loft space double glazed window to rear with leaded lights. Two built in cupboard, one for storage and the other houses a pre-lagged copper hot water cylinder fitted with immersion heater and the header tank.

Front Bedroom 1

14'0" x 8'11" (4.29 x 2.72)

Single panelled radiator thermostatically controlled, double glazed window to fore with leaded lights. Recess storage area.

Rear Bedroom 2

10'5" x 8'7" (3.18 x 2.64)

Single panelled radiator thermostatically controlled, double glazed window to rear with leaded lights.

Front bedroom 3

slightly I shaped max 12'7" x 10'9" (slightly I shaped max 3.85 x 3.28)

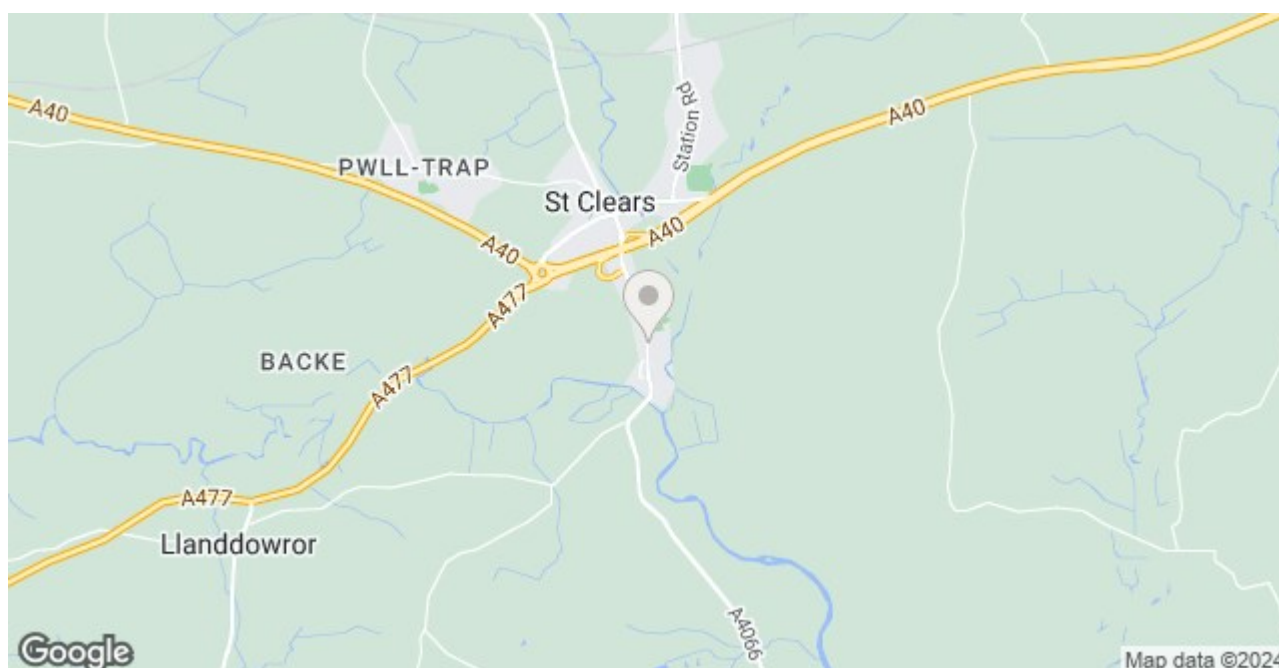
Double glazed window to fore with leaded lights. Feature tiled fireplace. Single panelled radiator thermostatically controlled. Recess storage area.

Bathroom

Bathroom panelled bath with tiled splashback, low level WC and wall mounted wash hand basin with tiled splashback, single glazed casement window to side. Single panel radiator thermostatically controlled.

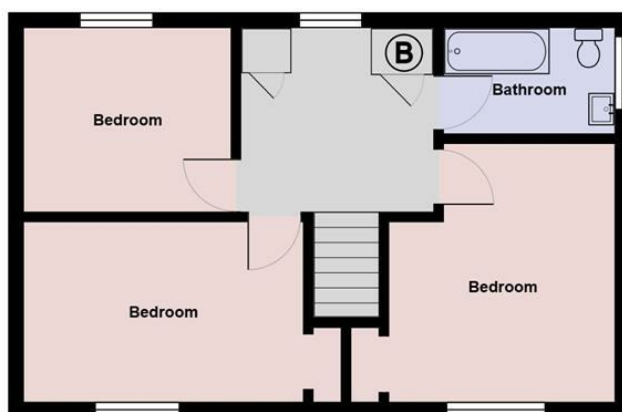
Garden

Property stands on a generous sized plot having large garden to fore mainly lawned with intersected pathways leading up to the door. With a variety of shrubbery and foliage throughout with some mature trees. Concreted pathway leading around the side to the south easterly facing rear garden which is mainly laid to lawn with pathways around the boundaries.





Floor Plan



Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: C

Services: Mains electricity, water, drainage and gas.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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