



# Terry Thomas & Co

ESTATE AGENTS



## 9a Station Road

St. Clears, SA33 4BL

Offers in the region of £75,000



An opportunity to purchase this cosy two bedrommed property in the village of St Clears. St Clears offers many amenities such as Primary school, Doctors Surgery, Chemist, Butchers, Takeaways and local shops. St Clears also has great road links to West Wales.



## Entrance

uPVC entrance door into Lounge with dog legged staircase to first floor, under stairs recessed storage area. uPVC double glazed window to fore, double panelled radiator.

**Lounge 14'5" x 9'9" (4.40m x 2.99m )**  
door through to sitting room/dining area

**Sitting room /dining area 18'3" x 6'10" (5.58m x 2.09m )**  
double panelled radiator.

**Kitchen 13'6" x 7'2" (4.12m x 2.19m )**

Single glazed windows to either side, single panelled radiator, fitted base units with stainless steel sink with plumbing for washing machine, worksurface area. Door through to rear lobby which in turn has a door through to the bathroom.

**Bathroom 2.02m x 2.07m**

Window to rear, panel bath, low level WC and pedestal wash hand basin, double panelled radiator.

## First floor landing area

**Front bedroom 1 9'8" x 11'8" (2.95m x 3.56m )**

Staircase with access to the loft space, built in cupboard which houses the "Potterton" mains gas fired combination boiler which serves the central heating system and heats the domestic water. uPVC double glazed window to fore. Single panelled radiator.

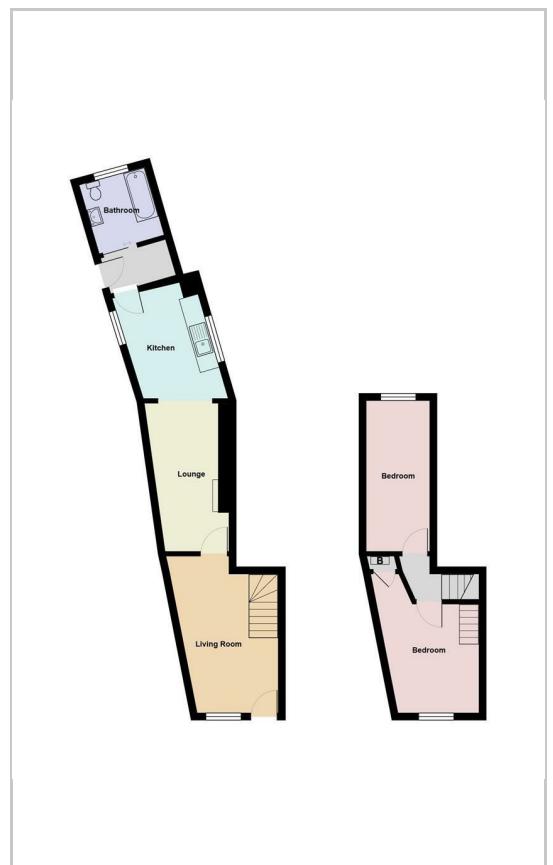
**Rear Bedroom 2 14'11" x 6'10" (4.56m x 2.09m )**

Double glazed window to rear, single panelled radiator.

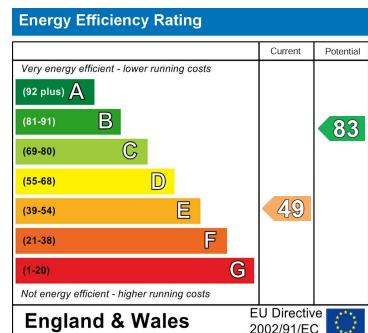
## Area Map



## Floor Plans



## Energy Efficiency Graph



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