

Rees Richards & Blyth

commercial | residential | rural

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The Butchers Arms, St Clears, Carmarthen SA33 4ED

£775 To Let

Property Features

- 3 Bedroom converted Pub
- Well presented throughout
- Rear enclosed garden
- STRICLY NO SMOKING
- ONE PET MAY BE CONSIDERED

Property Summary

Rees Richards & Blyth are delighted to offer this character 3 bedroom property on the high street of St Clears, Carmarthenshire. The ground floor comprises of two living rooms and a spacious kitchen/dining room area. The first floor benefits from a bathroom and 3 generously sized bedrooms. Externally, the property has a spacious patio area including a shelter and a garden shed.



Full Details

Overview

Rees Richards & Blyth are delighted to offer this character 3 bedroom house located in St Clears, Carmarthenshire. On the ground floor, the property features two living rooms, a utility room and a well equipped kitchen/diner. The first floor consists of 3 bedrooms and a bathroom. Externally the property benefits from a spacious patio area, including a shelter and garden shed.

STRICTLY NO SMOKING, ONE PET MAY BE CONSIDERED.

Living Room

3.91m x 3.66m

Carpet flooring with stone fire place.

Living Room 2

3.05m x 3.96m

Carpet flooring with brick fire place.

Utility Room

1.52m x 3.55m

Built in sink on concrete floor.

Kitchen

3.92m x 3.76m

Modern kitchen/diner with fitted base and wall units, integrated electric cooker with extractor fan.



Bedroom 1

2.68m x 2.98m

Carpet flooring.

Bedroom 2

3.01m x 2.84m

Carpet flooring.

Bedroom 3

6.69m x 3.25m

Carpet flooring.





Bathroom

1.36m x 2.55m

W.C, wash hand basin, bath with shower over.

Services

The property is connected to mains water, electric and gas. The property is heated via gas boiler to radiators.

Location

Situated in St Clears, the town benefits from a variety of local pubs and shops and is a 15 minute drive from the county town of Carmarthen. St Clears also boasts a range of successful sports clubs for both children and adults.

Energy Performance Certificate

The property has an EPC rating of E

Availability

Available immediately. Strictly no smoking. One pet may be considered.

Tenancy details

Rent - £775 pcm

Deposit - £1,000

Viewings

By appointment with the letting agents, Rees Richards & Blyth, please contact Iwan Morgan at Carmarthen office on 01267 612021 or email iwan@reesrichardsblyth.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		