

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
IRK/REM/01/26 OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

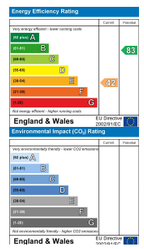
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



Cadwgan Station Road, St. Clears, Carmarthen, Carmarthenshire, SA33 4BZ

- SEMI-DETACHED HOUSE
- COUNTRYSIDE VIEWS TO REAR
- OFF ROAD PARKING
- GOOD TRANSPORT LINKS
- HEATING - GAS
- FOUR BEDROOMS
- GARAGE
- REAR GARDEN
- CLOSE TO AMENITIES
- EPC RATING - E



Offers In Excess Of £290,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile



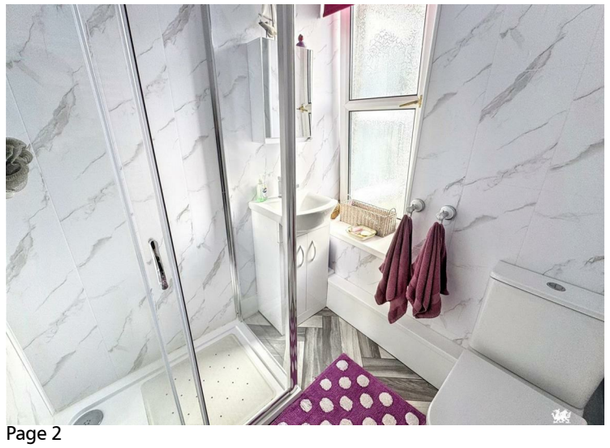


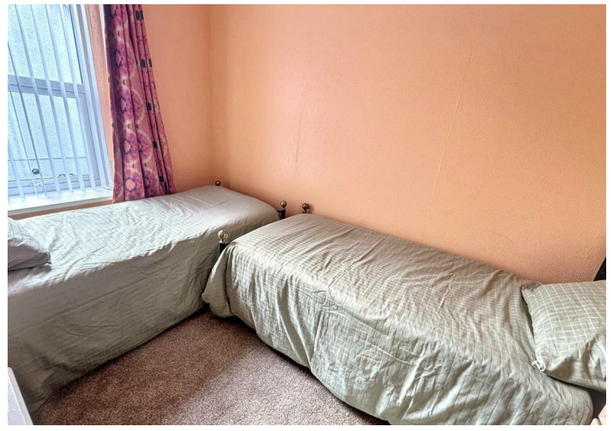
















A fantastic opportunity to acquire an immaculately presented semi-detached home, ideally located within the highly desirable town of St Clears. Lovingly renovated by the current owners, the property combines contemporary d☏cor with character features throughout. With countryside views to the rear and a number of major upgrades completed in 2023, viewing is recommended to fully appreciate the accommodation on offer.

The property is entered via an entrance porch, leading into an entrance hallway. The living/dining room extends to approximately 27 feet in total, providing an area for everyday living. The lounge features a multi-fuel burner fitted in 2023 and a bay window to the front, allowing natural light into the room. The dining area flows from the lounge, offering flexibility for family use and entertaining.

The kitchen, installed in 2023, includes a central island, gas hob, double oven, and a walk-in larder/cupboard, offering practical storage and preparation space.

The ground floor further benefits from two utility rooms, one of which leads to a WC and sun room with doors opening to the rear garden.

To the first floor, there is a family bathroom, two double bedrooms, and two single bedrooms, one of which is currently used as a home office.

Externally, the property offers an enclosed lawned rear garden with a patio area and countryside views beyond. Additional features include a garage with a remote-controlled shutter door, a detached brick shed, and off-road parking to the front.

Significant improvements were completed in 2023, including a full electrical rewire with a modern consumer board, and the installation of a new gas combi boiler and central heating system, offering reassurance that these key elements have been recently updated.







DIRECTIONS

From our office on Dark Gate in Carmarthen, Head towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 2nd exit onto A40, Take the A4066 exit towards Pendine/Laugharne/St Clears, Turn left onto High St/A4066, Slight left to stay on High St/A4066, Turn right onto Pentre Rd/B4299, Turn left onto Station Rd/B4299, The property will be on your left. What3Words Reference; ///lovely.reshaping.popped

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.