



- WELL PRESENTED BAY FRONTED MID-TERRACED HOUSE.
- LIVING/DINING ROOM. FITTED KITCHEN.
- PVCu DOUBLE GLAZED WINDOWS.
- EPC RATING: - C (71). DEPOSIT: - £836.00p.
- 4 MILES LAUGHARNE AND WHITLAND.
- UNFURNISHED. 2 DOUBLE BEDROOMS.
- DRESSING ROOM/HOME OFFICE. GAS C/H.
- REAR WALLED COURTYARD GARDEN.
- COUNCIL TAX: - BAND B. 2025/26 = £1,703.84p.
- 9 9 MILES CARMARTHEN.

No 2 Chestnut Villa
Pwll Trap Road
St. Clears SA33 4AH

RENT - £725
per Calendar Month EXCLUSIVE

Email: sales@geraldvaughan.co.uk
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TO LET - ST. CLEARS TOWN CENTRE.

*A well presented **2 DOUBLE BEDROOMED BAY FRONTED MID-TERRACED HOUSE** (1 of 3) having un-restricted 'on street' parking available immediately to fore being located within close proximity of the Spar shop and within walking distance of the readily available local facilities and services at the centre of St. Clears which in turn is located just off the A40 dual carriageway some 9 miles west of the County and Market town of Carmarthen.*

The property comprises a bay fronted mid-terraced house that briefly affords the following accommodation: - RECEPTION HALL, LIVING/DINING ROOM, FITTED KITCHEN/BREAKFAST ROOM, LANDING, **2 DOUBLE BEDROOMS**, DRESSING ROOM/HOME OFFICE. BATHROOM. Rear walled courtyard garden. Unrestricted on street parking available immediately to fore.

GAS C/H. PVCu DOUBLE GLAZED WINDOWS. AVAILABLE LONG TERM.

2 REFERENCES ARE REQUIRED AS IS THE NAME OF A GUARANTOR WHERE APPROPRIATE.

RENT: - £725.00p per calendar month **exclusive** of all charges in respect of the property (**payable in advance**).

DEPOSIT: - A Deposit of £836.00p is required which will be held by the Agents as Stakeholders pending termination of the Agreement and who are members of the Tenancy Deposit Scheme.







DIRECTIONS: - From the **centre of St. Clears (Blue Boar Square)** take the **Pwll Trap Road** by the Spar shop and the property will be found a **little further along** on the **left hand side** just after County Stores Bakery and **before** the right hand turning for Llangynin.

ENERGY EFFICIENCY RATING: - C (71).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2061-4619-3090-6995-0075.

SERVICES: - Mains electricity, water drainage and gas. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND B. 2025/26 = £1,703.84p. ***Oral enquiry only.***

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.

VIEWING

07.02.2026 - REF: 7199

Strictly by appointment with Gerald R Vaughan Estate Agents