

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Valuers
Land Agents
Surveyors

Est. 1998



- 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**

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



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

Strictly by appointment with Gerald R Vaughan Estate Agents

07.02.2026 - REF: 7199