

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- ATTRACTIVE BAY FRONTED MID-TERRACED HOUSE.
- 2 DOUBLE BEDROOMS. 2 LIVING ROOMS.
- GAS CH. PVCu DOUBLE GLAZED WINDOWS.
- CLOSE TO SUPERMARKET.
- VERY WELL PRESENTED ACCOMODATION.
- LARGE BATHROOM with separate shower.
- PARKING AVAILABLE TO REAR. LARGE REAR GARDEN.
- LEVEL WALK ST. CLEARS TOWN CENTRE.

**No 2 Lewis Terrace,  
Station Road,  
St. Clears SA33 4DE**

**£145,000** OIRO  
FREEHOLD

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

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The Property  
Ombudsman

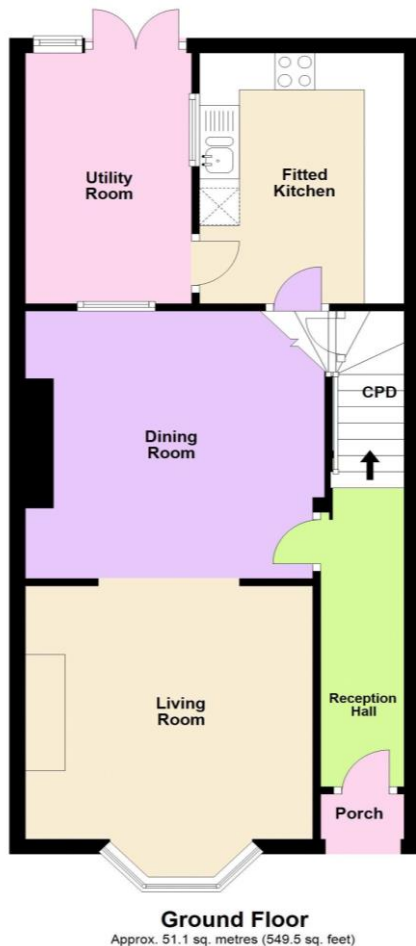
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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.

*An attractive conveniently situated very well presented and maintained **2 DOUBLE BEDROOMED/2 RECEPTION ROOMED BAY FRONTED MID-TERRACED HOUSE** located within a **relatively short level walking distance of the Supermarket** on 'Station Road' and the **proposed** new St. Clears Railway Station and is within a **level walk** of the readily available facilities and services at the centre of **St. Clears** which in turn is located just off the A40 dual carriageway within **4 miles of the Market town of Whitland** and ancient estuarial township of **Laugharne**, is within **9 miles of the extensive sandy beach at Pendine** and is situated some **10 miles west of the County and Market town of Carmarthen**.*

**GAS C/H** with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

**PLASTIC FASCIAS. PIONE PANELLED INTERNAL DOORS. TEXTURED AND COVED CEILINGS.**

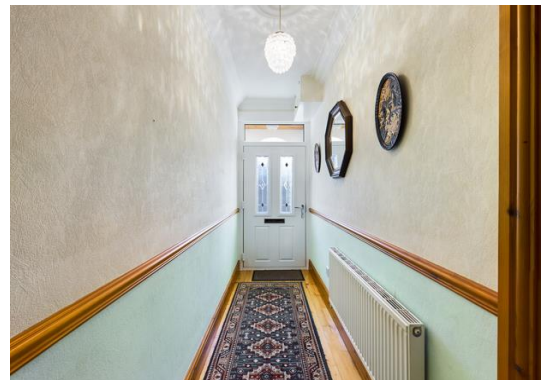
**THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.**



**ARCHED RECESSED ENTRANCE PORCH** with tiled floor. Part opaque double glazed composite door to

**RECEPTION HALL 12' 3 (3.73m)** in depth with oak boarded flooring. Dado rail. Radiator. 1 Power point. Staircase to first floor. Glazed/panelled door to

**DINING ROOM 12' x 11' (3.65m x 3.35m)** with feature ceiling and ceiling rose. Shelves alcoves to either side of former fireplace with recessed downlighting and fitted pine cupboards. 4 Power points. Dado rail. Radiator. PVCu double glazed window. Walk-in understairs storage cupboard. Glazed door to the kitchen. **5'10 (1.78m) wide opening to**





**LIVING ROOM 11' 9" x 11' 3" (3.58m x 3.43m)** plus PVCu double glazed bay window. Feature fireplace with polished slate hearth. 7 Power points. Radiator. Dado rail. Feature coving and ceiling rose. Oak boarded flooring.

**FITTED KITCHEN 11' 1" x 8' 5" (3.38m x 2.56m)** with patterned ceramic tiled floor. PVCu double glazed door to the Utility room. PVCu double glazed window. Part tiled walls. 7 Power points plus fused points. Range of fitted base and eye level pine kitchen units incorporating a 1½ bowl sink unit, glazed and open fronted display units, ceramic hob, cooker hood, electric oven and integrated fridge. Plumbing for washing machine.

**UTILITY ROOM 9' 9" x 6' 2" (2.97m x 1.88m)** with feature boarded floor. Polycarbonate roof. PVCu double glazed double doors with side screen to rear. 5 Power points. Wall light fitting.

**FIRST FLOOR - 7' and 8'3 (2.13m and 2.51m)**

**HALF LANDING** with radiator. Dado rail.

**BATHROOM 11' 1" x 8' 6" (3.38m x 2.59m)** overall with tile effect vinyl floor covering. PVCu opaque double glazed window. Extractor fan. Part tiled walls. Spot lighting. 3-piece suite in white comprising panelled bath with wash hand basin having fitted cupboard beneath and WC. Shower enclosure with plumbed in shower over and shower door. Radiator. **FITTED BOILER/AIRING CUPBOARD** housing the GAS FIRED CENTRAL HEATING BOILER.

**LANDING** with access to loft space. Smoke detector. Dado rail. 2 Power points. Pine banister, spindles and newel posts.

**REAR BEDROOM 1 11' 6" x 9' 7" (3.50m x 2.92m)** with radiator. PVCu double glazed window. 2 Power points.

**MASTER BEDROOM 2 15' 10" x 11' 10" (4.82m x 3.60m)** with 2 PVCu double glazed windows to fore with views. Radiator. 6 Power points.

### **EXTERNALLY**

Walled/railed/gated/decoratively stoned front garden. Immediately to the rear is a walled paved Courtyard with a gate that leads to a rear 'service' lane over which the property has the benefit of a right of way in common with all the other neighbour's in 'Lewis Terrace'. Beyond there is a decoratively stoned area that leads to a level landscaped lawned/decoratively stoned garden with ornamental shrubs, concreted patio area and raised bed that **extends for a depth of approximately 54 metres**. OUTSIDE WATER TAP. GARDEN STORESHED.











**DIRECTIONS:** - From **St. Clears town centre** **turn left just after** 'St Clears Pharmacy Ltd' into 'Station Road' **signposted** - **Leisure Centre**. Continue up 'Station Road' **past** the right hand turning for 'Lon Hafren' and left hand turning for 'Rhydygors' **continuing past** the right hand turning for St. Clears RFC and as you go around the **next right hand bend** the property will be found on the **right hand side before** the right hand turning for 'Glasfryn/Heol Cae Gwyrdd'.

**ENERGY EFFICIENCY RATING:** - D (64).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No: - 0581-2875-6965-9599-8965

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

**COUNCIL TAX:** - BAND C 2020/21 = £ 1,462.54p. **Oral enquiry only.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

20.01.2021 - REF: 6061