

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

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

Valuers  
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Est. 1998

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



- WELL PRESENTED MODERN DETACHED BUNGALOW.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE 'CO-OP' CONVENIENCE STORE.
- EASE OF ACCESS TO A40 TRUNK ROAD.
- 3 BEDROOMS. GAS C/H.
- LEVEL FRONT AND REAR GARDENS.
- LEVEL WALK ST. CLEARS TOWN CENTRE (HALF MILE).
- 4 MILES RAILWAY STATION AND TOWN OF WHITLAND.

**Talar-Wen**  
Station Road  
St. Clears SA33 4BX

**£249,950** 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.

*A most conveniently situated **very well presented** traditionally built (1970's) **DETACHED 3 BEDROOMED BUNGALOW** having an attractive part brick facade situated occupying a sunny position on a **bus route** within a **relatively level short walking distance of the 'Co-op' Convenience Store** and within a **level walking distance of the local facilities and services at the centre of St. Clears** which in turn is located **just off the A40 trunk road** within **4 miles of the Railway Station and town of Whitland** that offers a Secondary School, is within **4.5 miles of the ancient estuarial township of Laugharne** and the property is located some **10 miles west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

**FIRST TIME ON THE 'OPEN MARKET' SINCE LATE 1990's. NO FORWARD CHAIN.**

**GAS C/H** with some radiators thermostatically controlled. **COVERED CEILINGS.**

**PVCu DOUBLE GLAZED WINDOWS** (some new windows in 2023). **PLASTIC FASCIA AND SOFFIT.**

**CAVITY WALL INSULATION. 8' 3" (2.51m) CEILING HEIGHTS.**

**THE FITTED CARPETS ARE INCLUDED.**





**RECEPTION HALL** with woodblock flooring. PVCu opaque double glazed entrance door and side screens. Fitted cloaks cupboard with double doors. Glazed door with opaque glazed side screens to

**LOUNGE** 12' 8" x 12' 9" ext. to 16' 3" into 5' 1" (3.86m x 3.88m ext. to 4.95m into 1.55m) wide arched recess. PVCu double glazed window to side. Radiator. Feature fireplace with marble hearth incorporating a coal effect gas fire. TV point. 5 Power points. Glazed/panelled doors to the inner hall and

**FITTED KITCHEN/DINING ROOM** 18' 11" x 9' 7" (5.76m x 2.92m) with tile effect vinyl floor covering to the kitchen area. Radiator. PVCu double glazed window to fore. Part tiled walls. Telephone point. Plumbing for washing machine. Range of fitted base and eye level kitchen units incorporating a sink unit, ceramic hob, electric oven and canopied cooker hood. 7 Power points plus fused point. PVCu part double glazed door to

**PVCu SIDE ENTRANCE PORCH** 11' 1" x 3' (3.38m x 0.91m) with ceramic tiled floor. PVCu part double glazed doors to front and rear. Water tap. Glass roof.

**INNER HALL** 11' 8" (3.55m) in depth with access to partly boarded attic space via a retractable loft ladder. 1 Power point. C/h thermostat control.

**BUILT-IN AIRING/LINEN CUPBOARD** with radiator. Slatted shelving.

**WET ROOM** 9' 6" x 5' 6" (2.89m x 1.68m) with PVCu opaque double glazed window. Extractor fan. Wall mounted electric fan heater. Chrome towel warmer ladder radiator. Shaver point. Part tiled walls. Part waterproof panelled walls. Recessed downlighting. 2 Piece suite in white comprising pedestal wash hand basin and WC. Electric shower, curtain and rail.

**REAR BEDROOM 1** 12' 11" x 9' 8" (3.93m x 2.94m) with radiator. 3 Power points. PVCu double glazed window overlooking the rear garden.

**REAR BEDROOM 2** 12' 7" x 9' 5" (3.83m x 2.87m) with PVCu double glazed window overlooking the rear garden. Radiator. 3 Power points.

**SIDE BEDROOM 3** 8' 11" x 8' 10" (2.72m x 2.69m) plus built-in cupboard with hanging rail and the wall mounted 'Worcester' gas fired central heating boiler. 2 Power points. PVCu double glazed window to side.

## EXTERNALLY

Walled lawned front garden with herbaceous border. Double gated paved entrance drive that leads past the bungalow to the garage and which provides ample private car parking. Rear walled lawned garden with paved sun terrace.



**LINKED GARAGE 17' 6" x 7' 11" (5.33m x 2.41m)** with electronically operated up-and-over garage door. Electricity consumer unit and meter. 1 Power point. Personal door. Wall unit.



**ENERGY EFFICIENCY RATING:** - C (72).

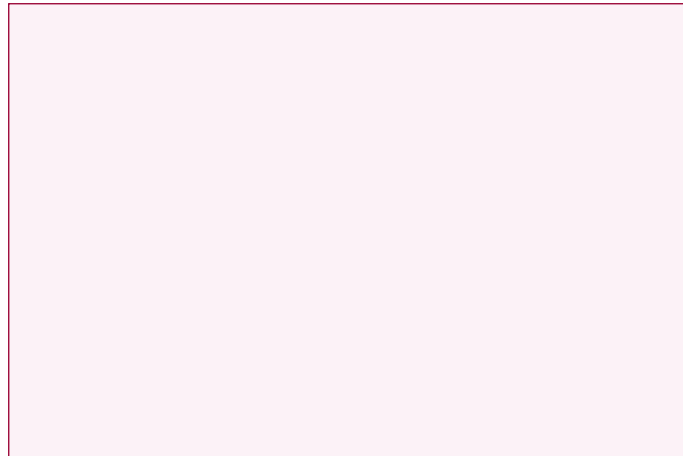
**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2210-2277-3050-5102-1091.

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

**COUNCIL TAX:** – BAND D 2025/26 = £2,190.65p. **Oral enquiry only.**

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





**DIRECTIONS:** - From the **centre of St. Clears** turn off '**Pentre Road**' adjacent to 'Evans St. Clears Pharmacy' into '**Station Road**'. Travel **past** the right hand turnings for the **Leisure Centre** and '**Lon Hafren**' and the property will be found a **little further along on the left hand side just after** the left hand turning for 'Rhyd y Gors' and **before** the right hand turning for St. Clears RFC/Canolfan Griffith Jones Centre.

**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.

**Details amended – 12.10.2025**

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

02.04.2025 - REF: 7010