



- **DECEPTIVELY LARGE END TERRACE HOUSE.**
- **2 LIVING ROOMS. LARGE BATHROOM.**
- **MODERNISED AND UPDATED SINCE 2018.**
- **1.25 MILES A40 DUAL CARRIAGEWAY.**
- **MIDWAY CARMARTHEN AND ST. CLEARS.**
- **3 BEDROOMS. OIL C/H.**
- **BOX ROOM/NURSERY/STUDY.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **1 MILE PRIMARY SCHOOL AND WERNDALE PRIVATE HOSPITAL AT BANCYFELIN.**

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FREEHOLD

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*A most conveniently situated well presented traditionally built **3 BEDROOMED SINGLE FRONTED END OF TERRACE HOUSE** (1 of 5) that has been modernised and updated by the vendor since 2018 situated bordering the countryside within **1 mile of the Primary School and 'Werndale' Private Hospital at Bancyfelin**, is within **1.25 miles of the Carmarthen to St. Clears A40 dual carriageway**, is within **1.4 miles of Derllys Court Golf Club**, is within **4 miles** of the local facilities and services at the centre of the town of **St. Clears** and the property is located some **5 miles west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS BEEN MODERNISED AND UPDATED BY THE VENDORS SINCE 2018 TO INCLUDE SOME NEW PVCu DOUBLE GLAZED WINDOWS, NEW BATHROOM SUITE, OVERHAUL/RENEWAL OF THE CENTRAL HEATING SYSTEM, LANDSCAPING OF THE GARDEN, NEW SEPTIC TANK ETC.

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

7' 11" AND 8' 5" (2.41m AND 2.57m) CEILING HEIGHTS to the ground floor.

PLASTIC FASCIAS to the rear elevation. **MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

SOME CHARACTER FEATURES. **THE FITTED CARPETS ARE INCLUDED.**



RECEPTION HALL 11' 1" (3.38m) in depth with radiator. Woodblock flooring to a 'herringbone' design. Dado rail. PVCu part opaque double glazed entrance door. Feature arch. Electric meter cupboard.

SITTING/DINING ROOM 12' x 11' 9" (3.65m x 3.58m) with radiator. PVCu double glazed window to fore with a view. 4 Power points. Picture rail. 3' 11" (1.19m) Wide archway to

LIVING ROOM 12' 6" x 11' 4" (3.81m x 3.45m) with single glazed sash window to rear. Picture rail. Feature open fireplace incorporating a 4 KW multi-fuel roomheater with slate hearth. Radiator. 6 Power points. 2 Telephone points.

INNER HALL with woodblock flooring to a 'herringbone' design. Pine staircase to the first floor. Radiator. Cloak hook. Dado rail. Telephone point. 1 Power point. Understairs storage area.

FITTED KITCHEN/BREAKFAST ROOM 17' x 9' 3" (5.18m x 2.82m) with ceramic tiled floor. Radiator. Plumbing for washing machine. PVCu double glazed window. PVCu double glazed door to the Rear Porch. Electricity consumer unit. 9 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, LP gas hob, canopied cooker hood and glazed display units. Upstand to match the worksurface.

REAR PORCH 15' x 5' 9" (4.57m x 1.75m) with polycarbonate roof. Double glazed door to outside. Water tap. 3 Power points. Fitted base storage cupboard.

FIRST FLOOR - pine panelled doors.

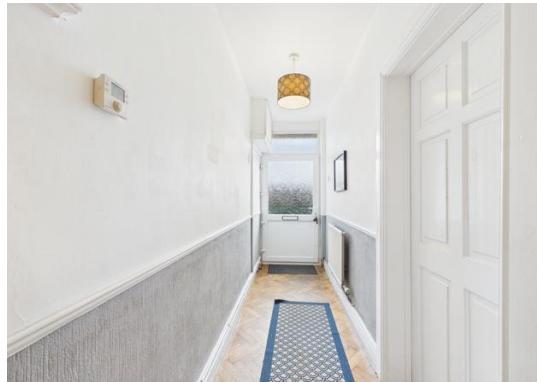
HALF LANDING with exposed boarded floor. Rear landing with 1 power point. Textured and coved ceiling.

BOX ROOM/NURSERY/HOME OFFICE 6' 2" x 5' 6" (1.88m x 1.68m) overall 'L' shaped with PVCu opaque double glazed window. Radiator. 4 Power points. Pine 'T&G' boarded ceiling.

BATHROOM (2023) 12' x 9' 3" (3.65m x 2.82m) overall 'L' shaped with 2 PVCu opaque double glazed windows. Ceramic tiled floor. 'T&G' boarded to dado height. Smooth skimmed ceiling with recessed downlighting. Chrome towel warmer ladder radiator. Extractor fan. 3 Piece suite in white comprising double ended bath tub with shower attachment, WC and wash hand basin with fitted storage cupboard beneath. Tiled double shower enclosure with plumbed-in dual head shower over.

FRONT LANDING with exposed boarded floor. Pine staircase to the attic room. Dado rail. 1 Power point.

REAR BEDROOM 1 12' 5" x 10' 5" (3.78m x 3.17m) with original panelled door. Picture rail. PVCu double glazed window with a view. Radiator. 2 Power points.



FRONT BEDROOM 2 12' 2" x 9' 2" (3.71m x 2.79m) ext. to 9' 6" (2.90m) with exposed boarded floor. Original panelled door. PVCu double glazed window with a rural view. 3 Power points. Radiator.

FRONT BEDROOM 3 8' 10" x 6' 8" (2.69m x 2.03m) plus entrance area off with radiator. PVCu double glazed window with a rural view. 6 Power points.

SECOND FLOOR

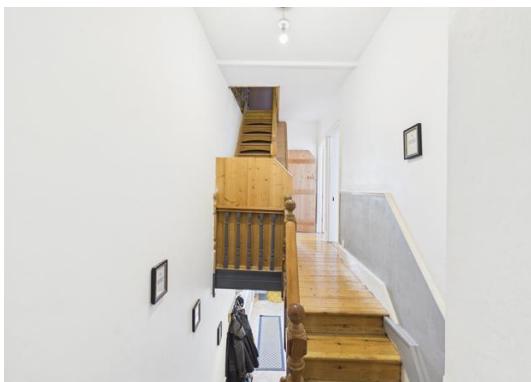
LANDING with exposed stone wall to the stairwell. Pine boarded door to

ATTIC ROOM 13' 7" ext. to 16' 5" x 13' (4.14m ext. to 5m x 3.96m) plus area off with 9' (2.74m) high vaulted ceiling. Exposed beams. Fitted eaves storage cupboards to either side. 2 Double glazed 'Velux' windows to the sloping ceiling. Part exposed stone walls. 8 Power points. **This room has previously been utilised as a bedroom.**

EXTERNALLY

Un-restricted on street parking available immediately to fore. Rear concreted courtyard with a short flight of steps leading up to an enclosed lawned garden with decorative stone pathway and border. **The rear garden extends for an overall depth of approximately 80ft. OUTSIDE OIL C/H BOILER. OIL STORAGE TANK.**

STORE SHED 15' 5" x 9' 3" (4.70m x 2.82m) with provision for electricity. 2 Single glazed windows. Concrete block built. **Re-roofed in 2025.** Walled concreted courtyard off.







DIRECTIONS: - From **Carmarthen** take the **A40 dual carriageway west for St. Clears** and having travelled for **approximately 4 miles turn right across the dual carriageway - signposted Meidrim B4298, Bancyfelin and Derllys Court Golf Course**. Follow the road around to the left **passing** the right hand turning for Derllys Court Golf Course and the right hand turn for Meidrim **continuing towards Bancyfelin**. Having **passed** the turnings for Sarnau Mansion and Sarnau Farm, '**Pretoria**' will be found on your **right hand side just after the left hand turnings for Llangynog and Llanybri** with **No 5** being the **last terraced house on your right hand side opposite and just after the 40 MPH road sign**.

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

COUNCIL TAX: - BAND D 2025/26 = £2,126.42p. **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

18.02.2026 - REF: 7208

Strictly by appointment with Gerald R Vaughan Estate Agents