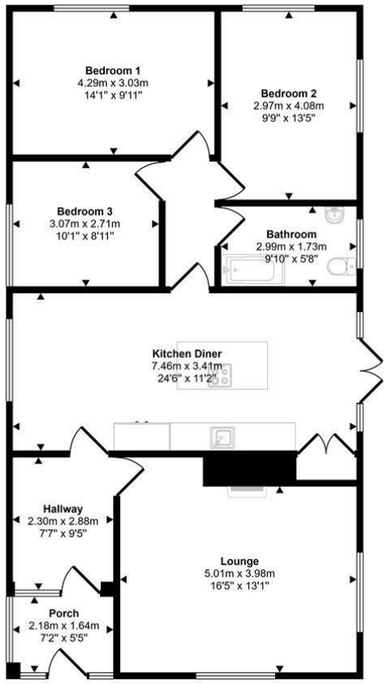
Approx Gross Internal Area
105 sq m / 1134 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas

ref: CF /LLE/ MAY/ 25/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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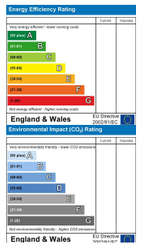
01267 236655
www.westwalesproperties.co.uk

Araul Station Road, St. Clears, Carmarthen, Carmarthenshire, SA33 4DG

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- STYLISH DECOR
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- CONTEMPORARY DESIGN
- OPEN PLAN KITCHEN/DINER
- COUNTRYSIDE VIEWS TO REAR
- DETACHED GARAGE
- EPC RATING:TBC



£360,000

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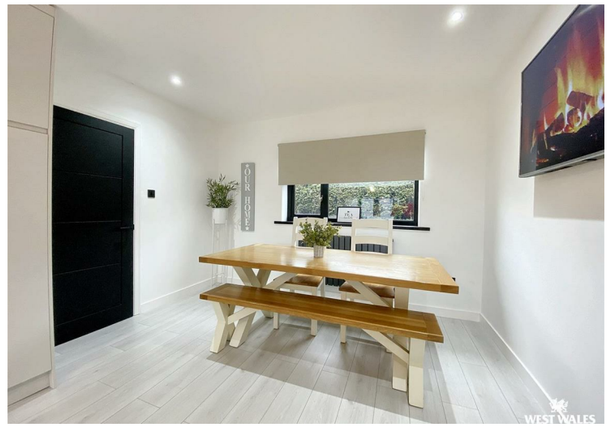
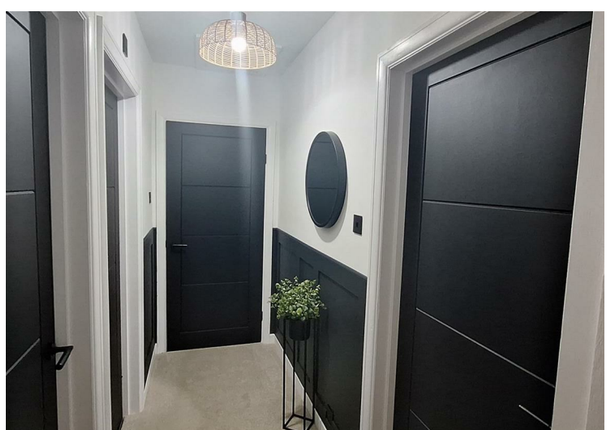
The Agent that goes the Extra Mile



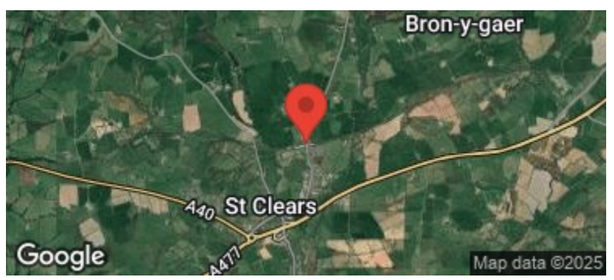


A brilliant opportunity to acquire an immaculately presented detached bungalow, situated in the highly desirable town of St Clears. Lovingly renovated to a high specification by the current vendors, the property boasts a stylish contemporary decor. With lovely countryside views to the rear, viewing is highly recommended to appreciate all the property has to offer.

Upon entering the property, you are greeted by a entrance porch and hallway, providing ample storage space for shoes and coats. Off the hallway, is the living room which has a feature fireplace and over looks the front garden. A stylish open plan kitchen/diner is fitted with a range of modern appliances and boasts a centre island with marble effect worktops. Double patio doors provide ample natural lighting. This space really is the heart of the home, where you can entertain all your family and friends. Further accommodation includes the family bathroom, and three double bedrooms. The property benefits from UPVC double glazing and gas central heating.

Externally, the bungalow is set back off Station Road, and enjoys a lovely outlook to rear of the surrounding fields. There is driveway parking for several vehicles, and a detached garage ideal for storage or secure parking. Mature gardens wrap around the property, which are home to a variety of plants and shrubs.

The small market town of St. Clears is situated approximately 10 miles to the west of the county and administrative centre of Carmarthen. There are a variety of local shops including two prize-winning traditional butchers and two craft centres. The High Street is well served by numerous shops, pubs post office etc with a Welsh medium primary school and the parish Church. The local leisure centre is an excellent facility housing many of the towns clubs and associations.



DIRECTIONS

From the St Clears roundabout, continue into St Clears. At the traffic lights continue onto Pentre Road. Turn left onto Station Road and continue to follow road passing over the train tracks. The property will be located just up the road on the right hand side.
What/Three/Words:///syndicate.shocks.replaying

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.