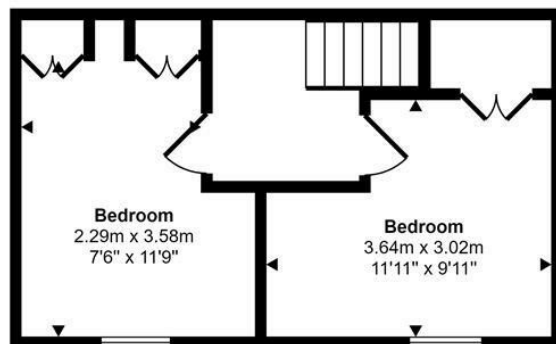


Ground Floor
Approx 70 sq m / 757 sq ft



First Floor
Approx 27 sq m / 295 sq ft

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.

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised FREEHOLD

Tax: Band C

Gas central heating

MPO/MPO/OK/11/23

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.

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67

7PL

EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900

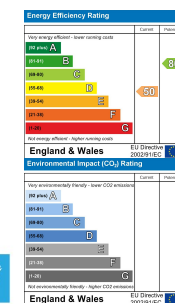


Avallon Station Road, St Clears, Carmarthenshire, SA33 4BZ

- Detached House
- Well Presented
- Courtyard Garden
- Rural Views
- Gas Central Heating
- Three Bedrooms
- Driveway Parking
- Spacious Accommodation
- Close To Amenities
- EPC Rating: E

£180,000

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The Agent that goes the Extra Mile





Avallon is a detached house situated in the popular small town of St Clears and within easy access to the County town of Carmarthen and mayor road links. The property is well presented offering deceptively spacious accommodation and benefits from driveway parking for two cars and a low maintenance garden. Early viewing is highly recommended to appreciate this delightful property that is within walking distance to amenities. The accommodation briefly comprises: Hall, kitchen/breakfast room, lounge/diner, three bedrooms and bathroom.

LOCATION:
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 picturesque parish Church also within the confines of the town. The local leisure centre is an excellent facility housing many of the towns clubs and associations.

- Entrance Hallway**
- Kitchen/Breakfast Room**
- Lounge/Diner**
- Bedroom**
- L Shape Bathroom**
- FIRST FLOOR**
- Landing**
- L Shape Bedroom**
- L Shape Bedroom**



DIRECTIONS
From St Clears roundabout enter the town and continue through the high street. Turn left onto Station Road and continue along this road until reaching the property on the left hand side just before the railway crossing.

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