



Maisonette at Rear of Bush House St Clears, Carmarthen, SA33 4AD
Offers in the region of £135,000

An opportunity to purchase a 2 bedroom maisonette with garage located in the town of St.Clears which offers a range of local amenities all of which are within walking distance. St Clears enjoys the convenience of being within easy driving distance of the popular estuary township of Laugharne and Pendine with its 7 mile long beach as well the the Beautiful West Wales coastal towns of Saundersfoot and Tenby and the A40 provides swift access to the town of Carmarthen.

The property has the benefit of gas central heating and offers well presented accommodation on 2 floors that briefly comprises living room, kitchen/dining area, 2 double bedrooms and bathroom.

Garage below with up and over door.

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DIRECTIONS



From Carmarthen take the A40 west to St Clears. Come off the slip road, turn left at the T Junction, go over the fly over and take the next left down into the town. Carry straight on at the traffic lights. Opposite the bakery turn right immediately before 1 Bush House where the maisonette is located to the rear of 1 & 2 Bush House.

ACCOMMODATION

Approached via an external staircase leading up to the entrance porch with UPVC double glazed door. The accommodation of approximate dimensions is arranged as follows:

LIVING ROOM 22'10" x 12'11" (6.96m x 3.96m)



2 Radiators, 2 windows to front and stairs to bedrooms and bathroom. Steps lead up to the kitchen.



KITCHEN 12'9" x 10'2" (3.91m x 3.10m)



Fitted with an excellent range of wall and base units incorporating a stainless steel sink unit, wall mounted gas boiler, space for cooker with extractor over, space for fridge, windows to front and rear..

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BEDROOM 2 12'11" x 10'0" (3.96m x 3.05m)



SECOND FLOOR

Velux window and radiator



Landing with sky light window and doors off to:

BEDROOM 1 12'9" x 10'0" (3.91m x 3.05m)



Radiator and Velux window

BATHROOM



Panelled bath with shower and shower screen, WC and wash hand basin, sky light window, radiator and airing cupboard.

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GARAGE 24'0" x 12'11" (7.32m x 3.96m)

With up and over door, concrete floor and plumbing for washing machine

SERVICES

Mains water, electric, drainage and gas

TENANTS

The property is currently let on a short hold tenancy thus providing an immediate income for investors. 6 Months notice will need to be given for vacant possession.

FLYING FREEHOLDS

Please note that there are flying freehold over the rear of Number 2 Bush House.

COUNCIL TAX

We are advised that the Council Tax Band is B

OFFER PROCEDURE

All enquiries and negotiations to BJP Carmarthen Office. We have an obligation to our vendor clients to ensure that all offers made for the property can be substantiated and may in some instances require proof of funds. We will also require 2 forms of identification one being photographic evidence i.e drivers licence and the other a bank/building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJP have visited the property, but have not surveyed or tested any appliances, services or systems at the property including heating, plumbing, drainage etc. The sellers have checked and approved the details however, purchasers must rely on their own and/or their Surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to it.

OFFICES

Carmarthen Office 01267 236363 Llandeilo Office 01558 822468
Cross Hands Office 01269 845576 or out of hours number 07789716520

WEB SITES

View all our properties on www.bjpc.com
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