



## **Tamarisk Station Road, St. Clears, SA33 4BL**

**Offers in the region of £199,950**

Located on Station Road in the popular town of St. Clears, this delightful semi-detached house offers a perfect blend of modern living and classic character.

Open-plan living area that seamlessly connects to a contemporary kitchen, perfect for both entertaining and everyday living. The modern kitchen is equipped with all the necessary amenities, ensuring that cooking and dining experiences are both enjoyable and efficient.

The property benefits in having gas central heating and double glazed windows.

Additionally, the house includes a garage and utility area, offering convenient storage or parking options.

Spacious and level lawned garden to the rear with a good range of garden store sheds and outside WC.

Its prime location means you are just a stone's throw away from all the local amenities that St. Clears has to offer, including shops, schools, and recreational facilities.



## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY



UPVC front entrance door leading into the reception hallway with stairs to first floor, glazed door into the living room, radiator and opening into the kitchen.

### LIVING ROOM 12'9" x 9'7" (3.91m x 2.94)



Bay window to front, radiator and opening into the dining room/kitchen

### KITCHEN/DINING ROOM 19'3" 8'11" ext to 12'4" (5.87m 2.74m ext to 3.77)



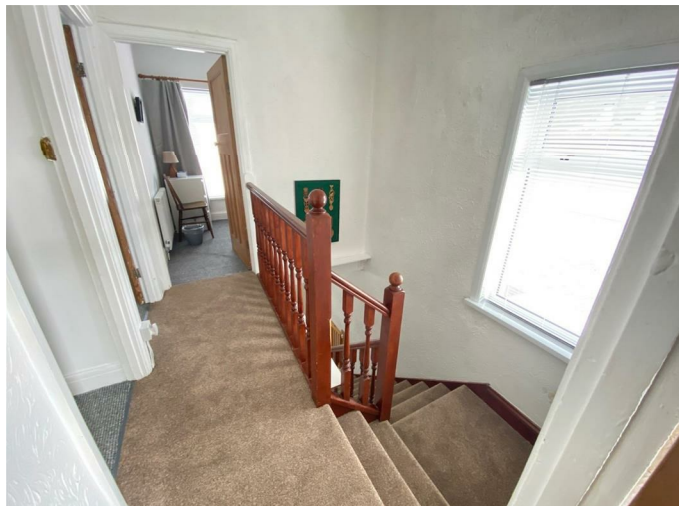
A modern range of wall and base units in high gloss grey finish and wood effect worktops incorporating a 1.5 bowl single drainer sink unit with mixer tap, gas hob with extractor over, eye level oven, integral dishwasher.

Exterior side door, 2 windows to rear, 2 radiators and feature fireplace





## FIRST FLOOR



Landing with window to side elevation, access to loft space and doors off to.....

### BEDROOM 1 10'8" max x 11'5" (3.26m max x 3.49)



Window to rear, radiator and a range of built in cupboards/wardrobes.

### BEDROOM 2 11'7" max x 10'5" (3.55m max x 3.19m)



Window to front and radiator.

### BEDROOM 3 6'11" x 6'11" (2.12m x 2.11m)



Window to front elevation, radiator and built in bed.

## BATHROOM



Panelled bath with shower over, WC and vanity units, heated towel rail, fully tiled, tongue and grooved ceiling, window to rear.

## GARAGE

With up and over door, utility area to the rear with side entrance door and houses the Baxi gas boiler (installed in 2023)

## EXTERNALLY



Enclosed front garden with gated access.  
Side access to rear garden which is spacious level and laid to lawn.  
Range of garden store sheds including a WC and wash hand basin and cold water tap.

## SERVICES



Mains water, electric and drainage

## COUNCIL TAX

We are advised that the Council Tax Band is D

## FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires

to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

## OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

## CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

Telephone Number 01267 240002

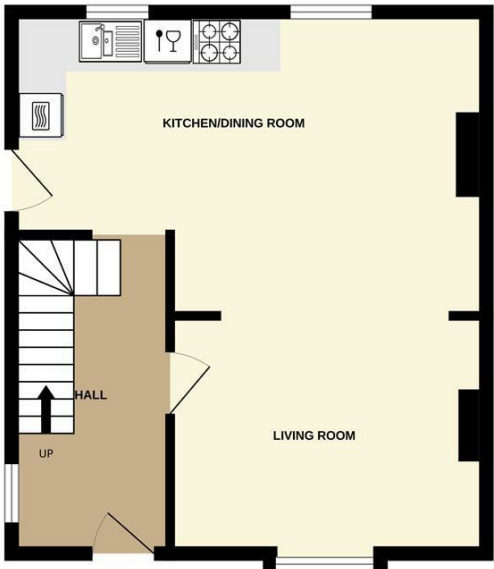
Out of Hours 07572310493

e mail [sales@bj.properties](mailto:sales@bj.properties)

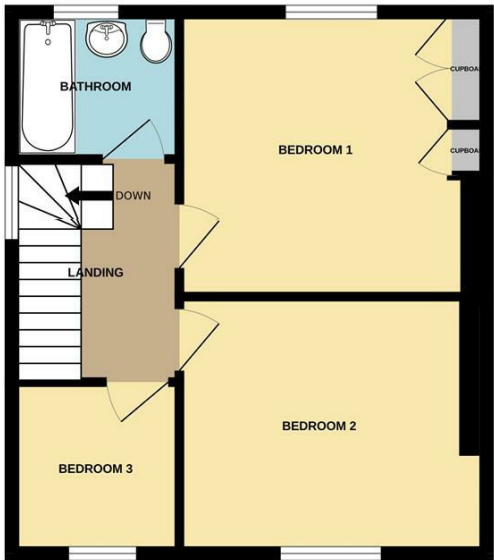


Floor Plan

GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.

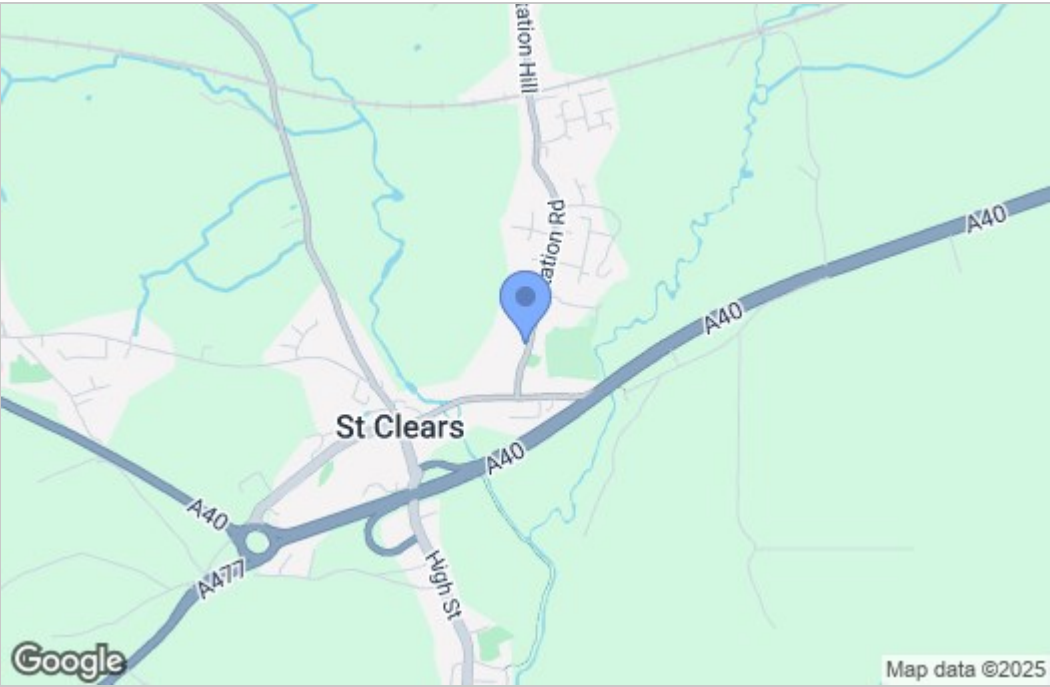


1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

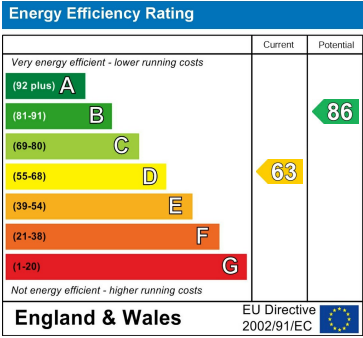


TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.