



1 Bush House , St Clears, SA33 4AD

£100,000

An opportunity to purchase a semi detached house located in the town of St Clears, which offers a range of local amenities all of which are within walking distance. St. Clears enjoys easy access to Pembrokeshire and lies only 10 miles from the county town of Carmarthen.

The property has accommodation on 3 floors and is in need of total refurbishment. The accommodation briefly comprises kitchen, living room, 3 bedrooms and a bathroom.

Side vehicular access leads to a yard where there is parking.

An ideal investment property.

DIRECTIONS



From Carmarthen, take the A40 west to St. Clears. Take the slip road and turn left at the T junction, over the flyover and take the left turning down into St. Clears. Go straight through the traffic lights and the property will soon be found on the right just after Spar and opposite the bakery.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY

UPVC double glazed front entrance door, quarry tiled floor.

LIVING ROOM 14'0" x 13'6" (4.27 x 4.14)



Stone and slate fireplace, window to front.

KITCHEN 18'11" x 7'6" (5.79 x 2.29)



Window to rear and side elevations, exterior door to rear. Fitted with a stainless steel sink unit with base cupboard.

FIRST FLOOR

Landing with stairs to ground and second floor, linen cupboard and doors to:

BEDROOM 1 14'0" x 13'5" (4.27 x 4.11)



Window to front elevation.

BATHROOM



Panelled bath, airing cupboard, wash hand basin and W.C.

SECOND FLOOR

Landing with doors to:

BEDROOM 2 14'0" x 13'10" (4.27 x 4.24)



Window to front elevation.

BEDROOM 3 9'4" x 5'4" (2.87 x 1.65)

Window to front elevation.

EXTERNALLY

Allocated Parking space to the rear of the property.

FLYING FREEHOLDS

There are flying freeholds at Bush House.

SERVICES

Mains water, electric, gas and drainage.

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.

We also require 2 forms of identification, on 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 .

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.

CONTACT NUMBERS

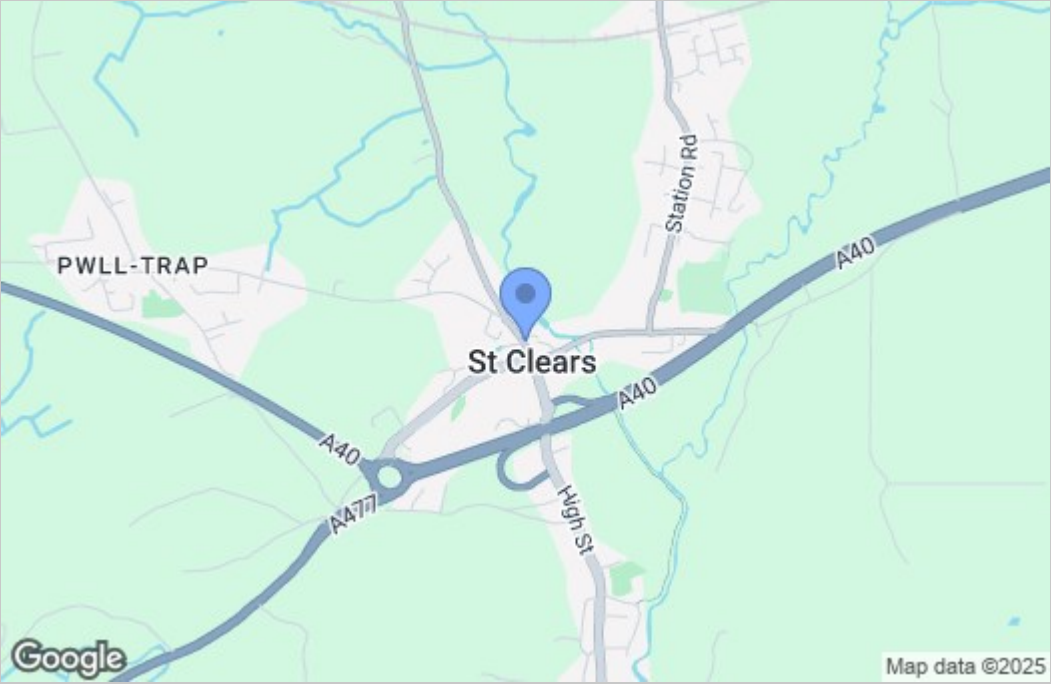
BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

Telephone Numbers 07572310493

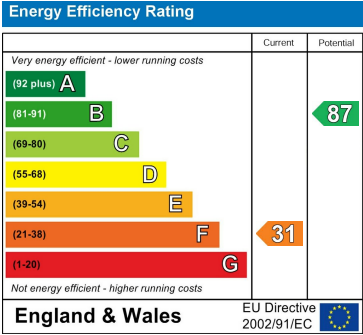
email sales@bj.properties

Floor Plan

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.