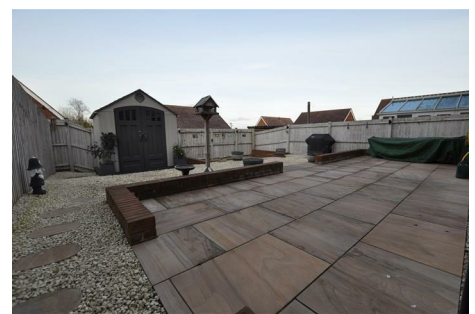


Terry Thomas & Co

ESTATE AGENTS



24 Parc Llwyn Celyn

St. Clears, Carmarthen, SA33 4EB

Welcome to this charming detached house located in the picturesque Parc Llwyn Celyn, St. Clears, Carmarthen. This property boasts a spacious layout with one reception room, four bedrooms, and two bathrooms, providing ample space for comfortable living.

The house features a large private rear garden, perfect for relaxing outdoors or entertaining guests. Additionally, the enclosed garage offers convenient parking and extra storage space for your belongings.

Situated in the quaint village of St. Clears, this property offers a peaceful and idyllic setting for you to call home. With its four bedrooms, two bathrooms, and well-maintained interior, this house is ready for you to move in and make it your own.

Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your family.

Offers in the region of £339,999

24 Parc Llwyn Celyn

St. Clears, Carmarthen, SA33 4EB



Entrance

Walk-in storm porch with a composite double glazed Entrance door.

Leading into hallway having feature Kardean flooring, staircase to first floor. Double panelled radiator. Door through to the Kitchen/Dining Room and door through to Lounge

Lounge

16'5" x 10'9" (5.01m x 3.30m)

Bay window to fore with double glazing. Double panelled radiator, thermostatically controlled. Feature fireplace with Marble hearth, surround and backplate.

Kitchen/Dining/Family Room

21'7" x max 11'3" narrowing to 8'11" (6.59m x max 3.44m narrowing to 2.74m)

The Kitchen area having a range of modern base and eye level units with high gloss finish cream coloured door and drawer fronts and wood effect worksurface over the base unit incorporating a 4-ring Hotpoint mains gas hob with a stainless-steel chimney style extractor over, black glass back plate. AEG Micro oven. AEG Fan assisted Oven/Grill. Fully integrated AEG dishwasher. Fully integrated double Fridge/Freezer. Incorporated in base unit 1 1/2 bowl porcelain sink with Chrome mixer tap fitment. Feature Kardean flooring throughout Kitchen/Dining areas. LED downlighting throughout. uPVC double glazed window overlooking the rear garden. Contemporary wall mounted radiator. Door into walk-in understairs storage cupboard/Pantry. uPVC double glazed French doors leading out to the rear garden with uPVC panel windows to each side.

Utility Room

5'10" x 5'9" (1.79m x 1.77m)

Kardean flooring and Panel radiator thermostatically controlled. Fitted base unit matching with kitchen units in high gloss cream coloured door front with wood effect worksurface over the base unit incorporating stainless steel sink. Plumbing for washing machine and space for tumble dryer. Eco extractor. Composite double-glazed door leading out to the garden. Door to

Cloakroom/WC

Close coupled economy flush WC, corner floating hand wash basin with tiled splashback. Single panelled radiator, thermostatically controlled. Kardean flooring. uPVC double glazed window to the side.

First Floor Landing

First Floor Landing with access to loft space (Loft access is fitted with extendable ladder and has been fully boarded). Two built-in cupboards, one houses the pressurise and vented hot water cylinder, the other being a storage cupboard. Doors leading off to all bedrooms and family bathroom.

Master Bedroom

14'7" (into bay window to fore) x 10'10" (4.47m (into bay window to fore) x 3.31m)

Built-in two double wardrobe unit. uPVC double glazed bay window to the fore. Single panelled radiator. Door through to Ensuite being L shaped having a shower cubicle with bi-fold glaze rear garden. door chrome mixer shower fitment. Close coupled economy flush WC. Wall mounted floating wash hand basin with chrome mixer tap. uPVC double glazed window to fore. Wall mounted chrome ladder towel radiator. Shaver point.

Rear Bedroom 2

11'3" x 7'5" (3.45m x 2.27m)

uPVC double glazed window to rear. Double panelled radiator.

Family Bathroom:

Wall mounted circular floating wash hand basin with chrome mixer tap. Close coupled economy flush WC. Panel bath with hot and cold chrome mixer tap fitment and additional chrome shower fitment over with glass shower screen. uPVC double glazed window to rear. Wall mounted chrome ladder towel radiator. Kardean flooring.

Rear Bedroom 3:

12'9" x 7'10" (3.91m x 2.39m)

Built-in fitted double wardrobe unit. Double panel radiator, thermostatically controlled. uPVC double glazed window to rear.

Bedroom 4

9'10" x 12'4" plus additional built-in wardrobe sp (3.02m x 3.78m plus additional built-in wardrobe sp)

Comprising a triple wardrobe unit. Double panelled radiator, thermostatically controlled. uPVC double glazed window to the fore

Garage:

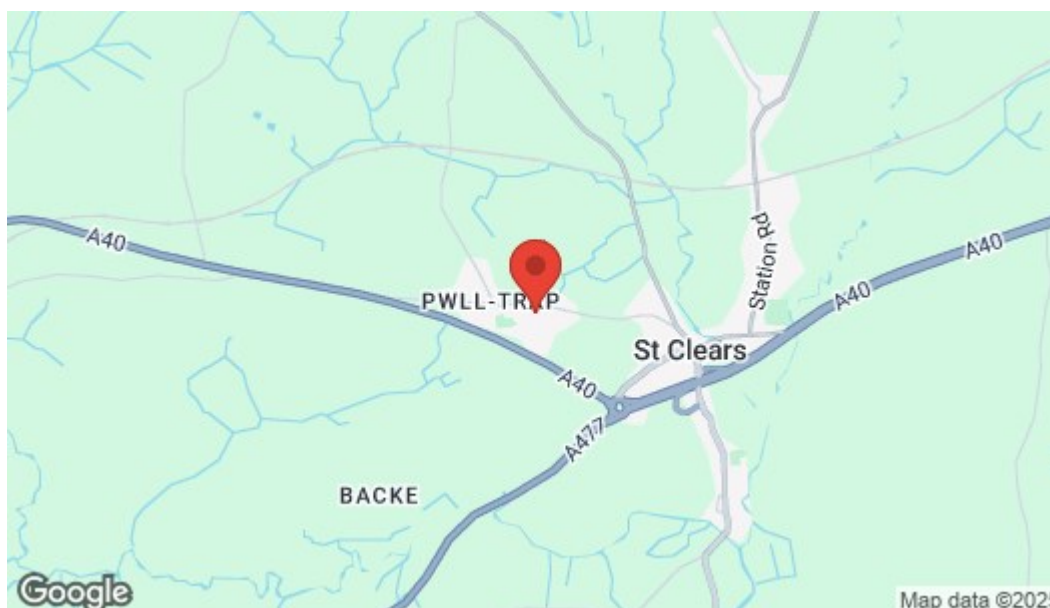
17'11" x 9'9" (5.48m x 2.99m)

Property has an adjoining garage with up and over door to the fore. With power and lighting. Housing "Ideal Logic" mains gas fired boiler which serves the central heating system and heats the domestic water.

Externally

Property is approached from the Cul-de-sac with a Tarmacadam driveway providing off road parking for two vehicles leading up to the garage. Pedestrian gated access to the side leading to the

Superbly landscaped gardens and grounds. With Indian rainbow sandstone patio area. With minimal dwarf walls leading onto decorative stone area with additional Indian rainbow sandstone stepping stone pathway. Leading down to a further patio area with Indian rainbow sandstone. Composite garden store workshop with power and lighting. Outside tap.







Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: E

Services:

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

