

Terry Thomas & Co

ESTATE AGENTS



12 Clos Griffith Jones

St. Clears, Carmarthen, SA33 4BW

Welcome to this charming semi-detached house located in Clos Griffith Jones, St. Clears, Carmarthen. This delightful property boasts a reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms. The property also features a well-maintained bathroom.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for creating lasting memories with your loved ones. The garden is a true gem, offering a tranquil space to relax and unwind while enjoying the sunshine.

St Clears has many local amenities, eateries and a primary school. Local bus service is 222 and 224.

Offers in the region of £184,500

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Entrance

A composite double glazed entrance door leading to the hall way. The Hallway having a grey lined effect Oak finish flooring, panel radiator with grills thermostatically controlled. Door through to Cloakroom.

WC

Close coupled economy flush WC and a corner wash hand basin with a tiled splash back. Panel radiator with grills thermostatically controlled. Grey lined effect Oak finish flooring. uPVC double glazed window to fore. Extractor.

Lounge

12'10" x 14'9" max (3.92m x 4.50m max) Panel radiator with grills thermostatically controlled, uPVC double glazed window to fore. TV, SKY and TELEPHONE connection points. Having a grey lined effect Oak finish flooring. Open downstairs area with stairs leading to first floor. Door through to kitchen/dining room.

Kitchen/dining room

14'8" x 8'0" (4.49m x 2.45m) Having a grey lined Oak finish flooring. A range of modern base and eye level units with a high gloss door and drawer fronts and a wood effect

worksurface over the base unit incorporating a stainless-steel sink. A 4 ring mains Gas hob with a stainless-steel chimney style extractor over and a fan assisted oven/grill. Plumbing for washing machine, plumbing for dishwasher.

Integrated fridge freezer. Brick effect white tiled walls between the base and eye level units. Wall mounted Baxi Combination boiler which serves the central heating system and heats the domestic water. Panel radiator with grills, LED downlighting. uPVC double glazed window to rear. uPVC double glazed French doors leading out to the rear patio area and Gazebo

First floor

Part galleried landing with access to loft space. Doors leading to bedrooms, family bathroom and airing cupboard.

Family bathroom

6'0" x 6'5" (1.85m x 1.97m) Wash hand basin fitted within a vanity unit having high gloss white colour door and drawer fronts and a chrome infinity tap fitment over. Close coupled economy flush WC. Bath with slate effect ceramic panel and back splash. Chrome shower fitment with a rain shower head and body pedestal wash hand basin also a glass

shower screen, with an additional hot and cold tap fitment. LED downlighting. uPVC double glazed window to rear. Extractor, wall mounted chrome ladder towel radiator thermostatically controlled.

Rear bedroom 1

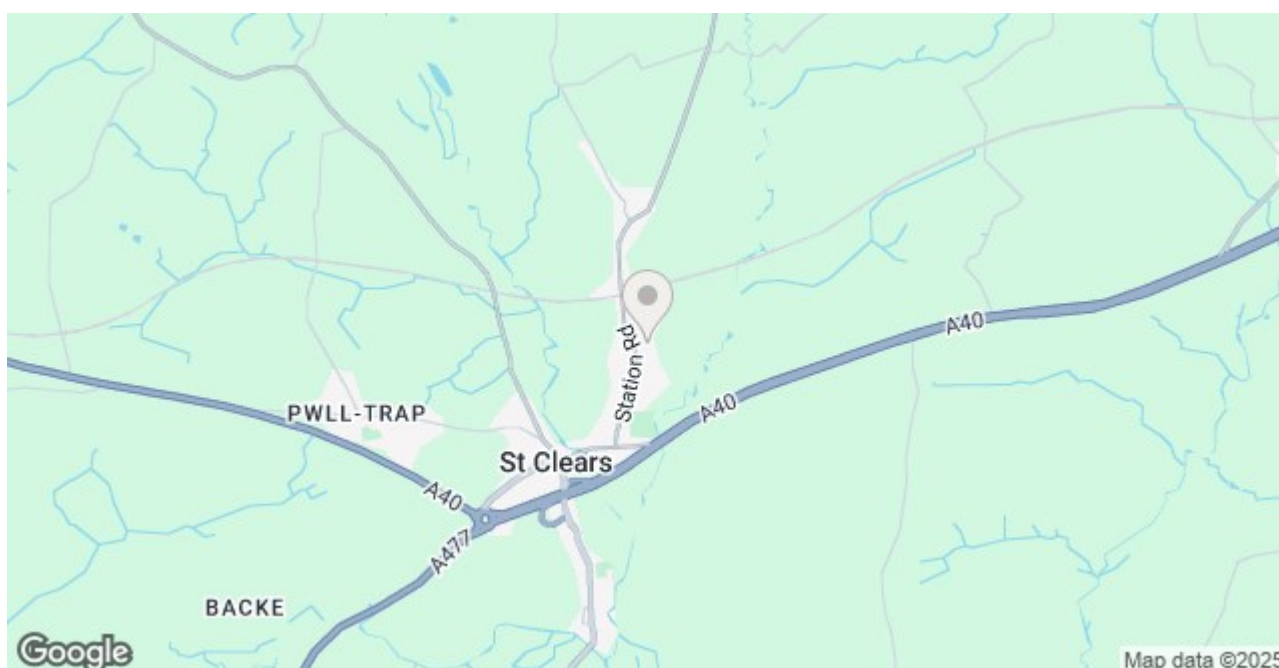
9'11" x 8'3" (3.04m x 2.52m) uPVC double glazed window to rear. Panel radiator with grills thermostatically controlled. Built in wardrobe with sliding door fronts.

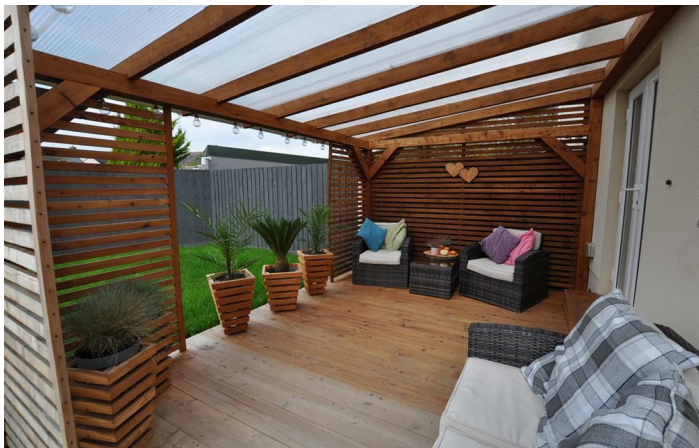
Front bedroom 2

max 14'9" narrowing to 11'5" x 9'8" (max 4.5m narrowing to 3.48m x 2.96m) Two uPVC double glazed windows to fore. Panel radiator with grills thermostatically controlled. Downlighting.

Externally

Pergola which has a polycarbonate roof and Larch timber deck boards, patio and side access. Lawned area.







Floor Plan



Type: House - Semi-Detached
Tenure: Freehold
Council Tax Band:

Services: Mains water, electricity and drainage. Gas connected.
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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