

# Terry Thomas & Co

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ESTATE AGENTS



## Manheulog Bridge Street

St. Clears, SA33 4EG

Renovated and modern double fronted stone cottage in the small town of St Clears. St Clears has many local amenities including a Doctors surgery, Chemist, public houses and local shop. St Clears also has a primary school. St Clears is a 10 minute drive to The Old market Town of Carmarthen. Manheulog briefly comprises of lounge/dining room, kitchen/breakfast room, 3 bedrooms and 1 bathroom.

**Offers in the region of £245,000**

# Manheulog Bridge Street

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## Externally

A composite uPVC entrance door leading through to an open plan lounge/dining room

beige tiles between the base and eye level units. Bedroom 3

max 9'9" x 8'3" (max 2.99m x 2.54m )

Plumbing for washing machine and space for fridge. Wine rack display cupboard. Double panelled radiator thermostatically controlled. LED radiator. downlighting. uPVC double glazed window to the rear and uPVC double glazed door leading out to the side access and rear garden in turn.

Understairs storage cupboard.

Double glazed Velux window to rear. Single panel

## Bathroom/shower room/WC

8'0" x 8'9" (2.44m x 2.68m)

A four-piece suite in white. A pedestal wash hand basin with tiled splash back, corner shower enclosure with a chrome mixer shower fitment. Close coupled economy flush W/C and a panelled bath. Wall mounted chrome ladder towel radiator. Double glazed Velux window to rear. Floor to ceiling tiled walls and inserts.

## Open plan lounge/dining room

overall 23'2" into recess x 13'5" (overall 7.08m into recess x 4.11m )

Two uPVC double glazed windows to fore with window shutters. Downlighting. Feature fireplace with attractive pointed exposed brick chimney breast and a stone hearth wood burner inset. Fitted handmade shelving to either side of the fireplace with storage cupboards under. Dog leg staircase leading to first floor. Two panel radiators with radiator covers. Sliding ledge and brace door through to the kitchen/breakfast room

## First floor

Oak flooring, feature exposed beam ceiling and double-glazed Velux window to rear. Built in airing cupboard with bi-folding louvre doors. Panel radiator inset. Doors leading off to all bedrooms and bathroom.

Close coupled economy flush W/C and a panelled bath. Wall mounted chrome ladder towel radiator. Double glazed Velux window to rear. Floor to ceiling tiled walls and inserts.

## Bedroom 1

13'10" x 9'2" (4.22m x 2.81m )

Feature vaulted style ceiling with exposed beams, uPVC double glazed window to fore with Georgian bar effect. Double panelled radiator. Built in wardrobe.

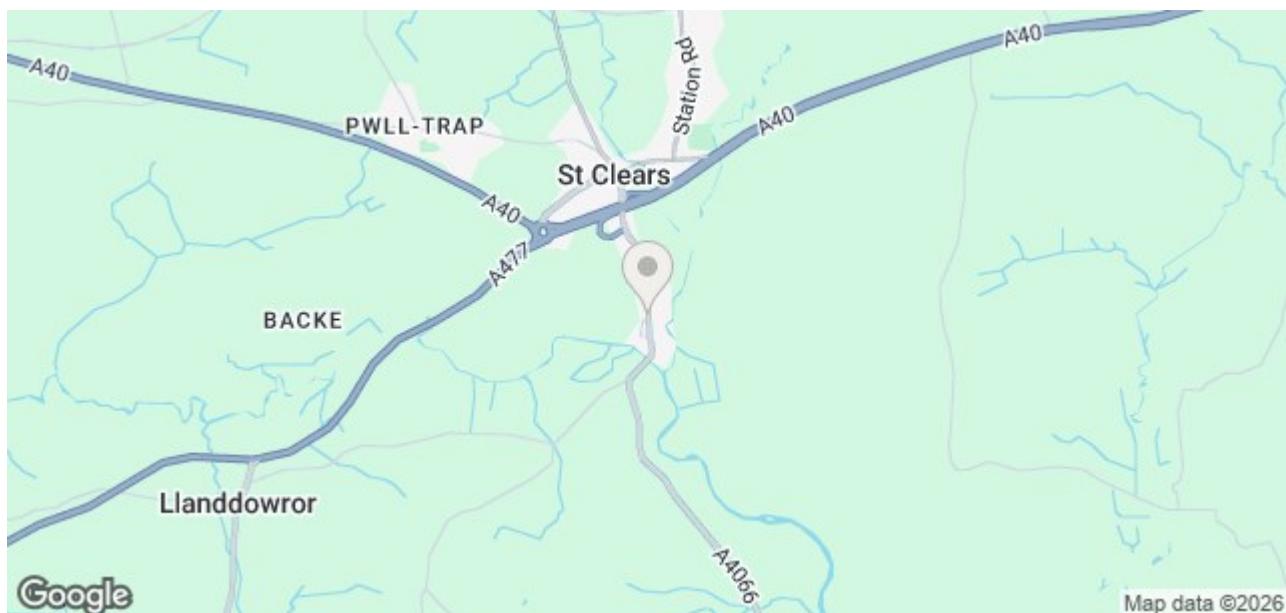
## Externally

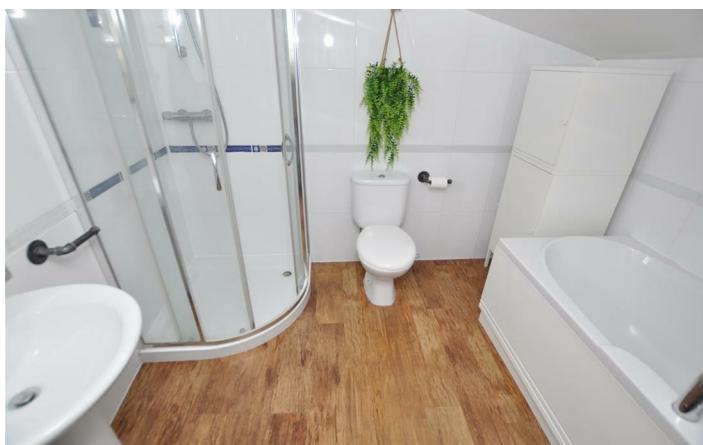
To the rear of the property the property has the benefit of vehicular access leading onto a consolidated area providing parking for vehicles and leads up to a box profile sheeted garage/workshop. There is further large level garden area and in all combined with the driveway there could be potential for further planning consent subject to the necessary planning conditions. There is tiered masonry constructed landscaped garden area directly to the rear of the dwelling together with a pedestrian pathway to side.

## Bedroom 2

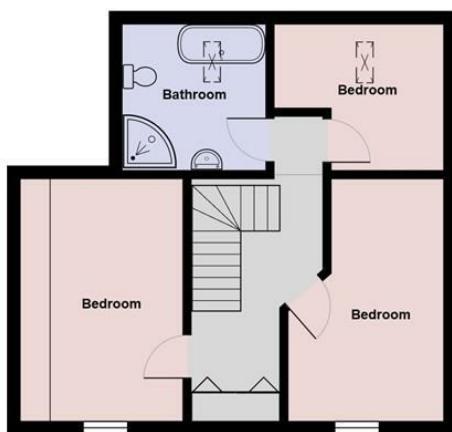
max 9'0" x max14'3" (max 2.76m x max4.36m )

Max 2.76m x max4.36m Feature vaulted style ceiling with exposed beams, uPVC double glazed window to fore. Double panelled radiator with radiator cover. uPVC double glazed window to fore.





## Floor Plan



**Type:** House

**Tenure:** Freehold

**Council Tax Band:** D

**Services:** Mains water, drainage and electricity.

**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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	44		
(1-20) G	2		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		