

Terry Thomas & Co

ESTATE AGENTS



6 Cae Gwyrdd

St. Clears, Carmarthen, SA33 4BE

Situated in the area of Cae Gwyrdd, St. Clears, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise both space and functionality, making it an ideal choice for those seeking a home that balances practicality with comfort.

St. Clears has many local amenities, including shops, schools, and parks, all within easy reach. The surrounding countryside offers beautiful landscapes, perfect for leisurely walks and outdoor activities.

With its appealing features and location, it is sure to attract interest from those looking to settle in St Clears, Carmarthen. Do not miss the chance to view this wonderful home.

Offers in the region of £224,500

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Semi detached very well decorated and well presented 3 bedroom house. Tarmacadam driveway to the side providing off road parking for 2 cars in tandem with additional unrestricted on street parking to fore. Concreted pathway that leads up to the uPVC entrance door which lead into a vestibule hall.

Vestibule hall

4'5" x 4'10" (1.37m x 1.48m)

Oak finished flooring door through to hallway.

Hallway

14'2" x 6'7" (4.34m x 2.02m)

Open staircase leading to first floor and open understairs recess storage area, Oak finished flooring, panel radiator with grill. Door through to lounge, kitchen/dining room and door thorough to cloakroom/WC

Cloakroom WC

Close coupled economy flush WC and a wall mounted wash hand basin, panel radiator with grill thermostatically controlled, an obscured uPVC double glazed window to fore and Oak finished flooring.

Kitchen/dining

14'1" x 12'2" (4.31m x 3.72m)

Range of modern fitted base and eye level units with light grey coloured door and drawer fronts and a light grey wood grained effect worksurface over the base unit incorporating single drainer sink, plumbing for washing machine

and plumbing for dishwasher, space for American grey door and drawer fronts and worksurface Fridge Freezer, Bosch fan assisted oven grill and over. Obscured uPVC double glazed window to a 4 ring halogen hob with pull out extractor over, fore, wall mounted chrome ladder towel rail and space for tumble drier, uPVC double glazed window to fore, tiled walls between the base and eye level units. Wall mounted Worcester main gas fired combination boiler which serves the central heating system and heats the domestic water, panel radiator with grills thermostatically controlled.

Lounge

19'2" x 12'6" (5.86m x 3.82m)

Oak finished flooring, 2 panel radiators with grills, large uPVC double glazed patio doors leading out to the rear paved patio area and garden in turn, uPVC double glazed window to rear.

First floor

Part galleried landing area

11'6" x 8'5" (3.53m x 2.57m)

Access to loft space with pull down ladder, loft space partially boarded.

Family bathroom

8'4" x 6'5" (2.56m x 1.97m)

Four piece suite in white comprising of a corner shower enclosure with a chrome mixer shower fitment having a rain shower head and body wash, panel bath with chrome mixer tap fitment, close coupled economy flush WC and wash

Front bedroom 1

14'2" x 10'5" (4.33m x 3.19m)

uPVC double glazed window to fore, panel radiator with grills thermostatically controlled.

Rear bedroom 2

12'6" x 10'5" (3.82m x 3.19m)

uPVC double glazed window to rear, panel radiator with grills thermostatically controlled.

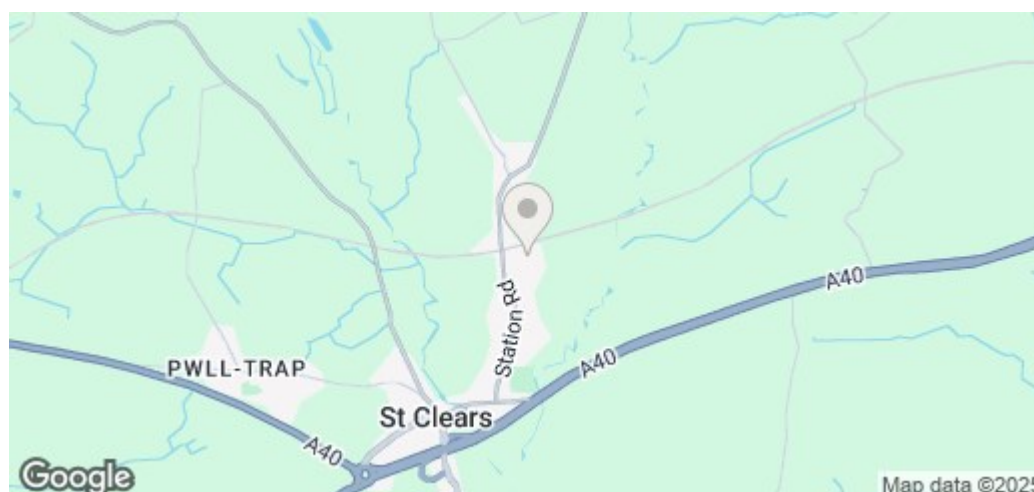
Rear bedroom 3

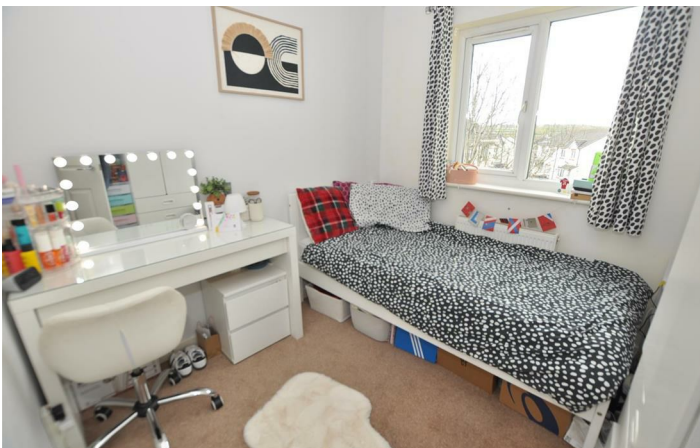
8'4" x 8'3" (2.55m x 2.52m)

uPVC double glazed window to rear, panel radiator with grills thermostatically controlled.

Externally

Small front lawned garden area, concreted pathway to the side with gated access leading to the rear garden. Rear garden has newly installed large Porcelain tiled patio area with decorative stones to side which lead on to level lawned garden with feather board fencing to the boundaries.





Floor Plan



Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: C

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

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