

Terry Thomas & Co

ESTATE AGENTS



Arosfa 6 Clos Nathaniel

St Clears, Carmarthen, SA33 4AW

A beautifully presented 3-Bedroom Detached Bungalow, with additional Detached single garage to fore. Located in the sought-after village of Pwll Trap, being just 1 mile West of St. Clears, offering a good range of amenities and having ease-of-access onto the A40. The property is immaculate throughout, and offers spacious living with a lounge, kitchen/dining room, utility area, three bedrooms with one en-suite, and a large family bathroom.

Offers in the region of £425,000

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Side Entrance Hall

Light oak-finish framed uPVC double glazed entrance door.

Hallway/Utility area

6'3" x 10'7" (1.91 x 3.25)

Plumbing for washing machine. Space for fridge freezer. Worcester oil-fired combination boiler. Ceramic-tiled floor. Ceiling extractor. Built-in eye-level cupboards.

Hallway

Glazed French doors through to open plan Kitchen/Dining/Family room. Doors to all Bedrooms. Access to loft space. Hardwood glazed French doors through to Lounge.

Kitchen/Dining/Family room

25'5" x 11'7" (7.76 x 3.54)

Kitchen having a range of modern base and eye-level units with country cream-coloured door and drawer fronts, and a wood-effect worksurface over incorporating a 1 1/2 bowl stainless steel sink with mixer tap fitment. Fully-integrated dishwasher. 'Rangemaster' cooker range with 5-ring induction hob, and double fan-assisted oven/grill with extractor over. Light oak-finish framed uPVC double glazed window to side. Breakfast bar area with additional display cupboards. Ceramic-tiled floor. Light oak-finish framed uPVC double glazed double doors leading out to the rear. Ceiling height 2.5m

Lounge

17'1" extending to 20'2" x 17'10" (5.23

extending to 6.15 x 5.44)

Feature fireplace with oak surround and marble hearth and backplate. Light oak-finish framed uPVC double glazed double doors leading out to front patio and garden area, with matching uPVC double glazed panel windows to either side.

Entrance Hall

Light oak-finish framed uPVC double glazed entrance door encapsulating a bevelled glass motif.

Front Bedroom 1

12'4" x 11'11" (3.77 x 3.65)

Light oak-finish framed uPVC double glazed window to fore. Fitted triple wardrobe unit with light oak-finished sliding door fronts.

Rear Bedroom 2

16'6" x 10'4" (5.04 x 3.17)

Two light oak-finish framed uPVC double glazed windows to side. Door to en-suite.

En-Suite

8'5" x 4'3" (2.59 x 1.30)

Double shower cubicle with chrome mixer shower fitment and rain shower head. Close-coupled economy flush WC and wash hand basin fitted within a vanity unit, with storage cupboards under. Ceramic-tiled floor. Extractor.

Front Bedroom 3

11'4" x 11'11" (3.47 x 3.65)

Built-in quadruple wardrobe unit with floor-to-ceiling sliding doors. Light oak-finish framed uPVC double glazed window to fore.

Airing cupboard

Walk-in. Fitted shelves.

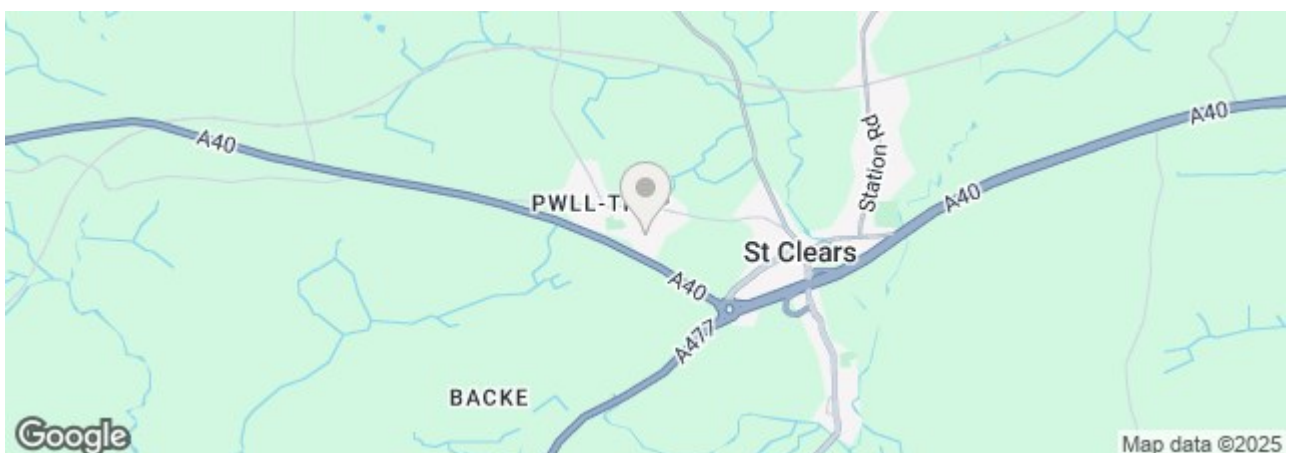
Family Bathroom

11'7" x 6'11" (3.54 x 2.13)

4-piece suite comprising of a panel bath with Victorian-style chrome mixer shower/tap fitment. Double shower enclosure with chrome mixer shower fitment and rain shower head. Close-coupled economy flush WC and wash hand basin fitted within a vanity unit, having worksurface area and storage cupboards. Extractor. Ceramic-tiled floor. Light oak-finish framed uPVC double glazed window to rear.

Externally

Tarmacadam driveway to side providing ample parking space. Masonry-built detached single garage with roller-shutter door to fore, and power and lighting, and a light oak-finish framed uPVC double glazed pedestrian side entrance door. Front enclosed garden having large patio area with composite fencing and pedestrian gated access to further side garden area, with lawned section and patio area. To rear is a further concreted pathway and paved patio area. Composite fencing to 3/4 of the boundary.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains Electricity, Drainage, Water and Oil fired heating.

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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