# Terry Thomas & Co









# 17 Maesybryn

# St. Clears, Carmarthen, SA33 4DP

This delightful end terrace home offers a perfect blend of comfort and space, ideal for families or first timer buyers. Featuring two versatile reception rooms filled with natural light, three well-proportioned bedrooms, and two bathrooms, it caters effortlessly to modern living. Situated in the friendly community of St Clears, the property benefits from convenient transport links, making commuting straightforward. It's also just a short drive from the stunning Pembrokeshire coastlines, perfect for weekend escapes and outdoor adventures. Enjoy easy access to local shops, schools, parks, and beautiful countryside—ideal for those seeking a vibrant yet peaceful lifestyle.

\*An option to buy a further garden area if required\*

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### Property

Three-Bedroom End-of-Link Property with Spacious Gardens and Rear Access. This well-positioned threebedroom end-of-link home is one of only three linked properties, benefiting from a gated entrance to the front with grills, thermostatically controlled. that opens onto a concrete pathway flanked by two lawned garden areas. An open storm porch leads to the Utility / Kitchen Area property via a uPVC single-glazed entrance door. The property enjoys the advantage of a generously wide pedestrian pathway providing easy access to the rear garden. Additionally, a galvanised gate at the rear leads workspace and storage. There is space for a freezer, a out to a communal tarmacadam parking area, offering convenient off-street parking.

## **Entrance Hall**

Welcoming entrance hall featuring attractive oak-finished outdoor flow. flooring and a panelled radiator with grills. A multiglazed door leads into the kitchen, while a separate door Sun lounge/Conservatory opens into the spacious Open-plan Lounge/Dining room. (4.79m x 2.00m) The hall also benefits from an open under stairs storage A bright and functional rear extension featuring a area and a useful walk-in coats cupboard, which is plumbed for a washing machine. A dog-leg staircase rises to the first floor, adding character and flow to the layout.

## Cloakroom

A convenient ground floor cloakroom fitted with a lowlevel WC and a wall-mounted wash hand basin. A uPVC double-glazed window to the front provides natural light. The room also features a thermostatically controlled panelled radiator with grills.

## Open plan Lounge/Dining Room

(max 11'5" narrowing to 9'7") to the dining area x ((max heats the domestic water. The cupboard also contains a 3.49m narrowing to 2.93m) to the dining area ) A spacious and light-filled open-plan lounge/dining area featuring both front and rear-facing uPVC single-glazed from the landing, offering useful storage potential. windows. The room is finished with beech-effect flooring and benefits from two thermostatically controlled panelled radiators with grills for year-round comfort. A feature fireplace, with a varnished surround, marbleeffect painted back panel, and marble hearth, housing a to rear. Beach effect flooring. decorative fire inset that adds character and warmth to the space.

## Kitchen

(3.49m x 2.48m)

Range of fitted base and eye level units with country pine finished door and drawer fronts. Marbleised effect

work surface over the base unit. Incorporating the stainless-steel sink. Cream coloured tiled walls between comfortably heated by a thermostatically controlled the base and eye level units with coloured tiled inserts. panelled radiator with grills. uPVC single glazed window to rear. Panelled radiator

(2.13m x 1.80m)

this practical utility/kitchen area provides additional mains gas cooker point, and an extractor. The space complements the main kitchen layout and enhances functionality. A uPVC double-glazed door provides access to the rear Sun Lounge, allowing for easy indoor- (2.47m  $\times$  1.95m)

ceramic tiled floor and uPVC single-glazed windows to the side, allowing in ample natural light. A uPVC double-glazed door leads out to the enclosed rear garden, making this an ideal space for relaxation or utility use. The room is also plumbed for a washing machine, adding to its versatility.

## First Floor Landing

A well-lit landing area featuring a thermostatically controlled panelled radiator with grills. Doors lead to all three bedrooms and the family bathroom. A built-in airing cupboard houses the 'Classic' mains gas-fired boiler, which serves the central heating system and pre-lagged hot water cylinder fitted with an immersion heater. Additional access to the loft space is available

## Rear Bedroom 1

 $(3.48m \times 3.39m)$ 

Panelled radiator with grills. uPVC single glazed window

## Front bedroom 2

10'2" x 11'5" (3.12m x 3.49m)

A well-proportioned double bedroom featuring a built-in wardrobe and a floor-to-ceiling fitted triple wardrobe with sliding doors, including a central mirrored panel for added light and functionality. A uPVC single-glazed

window overlooks the front of the property. The room is

## Front Bedroom 3

(3.01m x 2.10m)

A well-sized bedroom featuring a uPVC single-glazed window to the front, offering views over the cul-de-sac Accessed via an open walkway from the main kitchen, entrance and extensive surrounding countryside. The room is finished with beech-effect flooring and warmed by a thermostatically controlled panelled radiator with

## Family Bathroom

A well-appointed bathroom featuring a panel bath with a bi-folding shower screen and a Triton power shower fitment. There is a low-level WC and an oval-shaped wash hand basin set within a vanity unit, complete with work surfaces to either side and cupboards beneath for storage. The room is warmed by a thermostatically controlled panelled radiator with grills. A uPVC singleglazed window to the rear provides natural light and ventilation. Walls are fully tiled from floor to ceiling with a decorative patterned border, combining practicality with style.

The rear garden is mainly paved and fully enclosed by walls, providing a private and low-maintenance outdoor space. Pedestrian access is secured by a ledge and brace gated entrance leading to the rear pedestrian pathway. The garden benefits from three workshop/store sheds: the first measuring approximately 1.96m x 2.11m, the second 2.09m x 3.16m, and the third, a store shed with a stable door entrance, power, and lighting, measuring 1.83m x 1.11m.

























## Floor Plan

Type: House - End Terrace Tenure: Freehold **Council Tax Band:** C

Services: Mains electricity, water and drainage. Gas connected Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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