

# Terry Thomas & Co

ESTATE AGENTS



## 17 Maesybrynn St. Clears, 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.

A further garden space to the rear of the property is also included.

**Offers in the region of £175,000**

# 17 Maesybryn

## St. Clears, SA33 4DP



### Property

Three-Bedroom End-of-Link Property with Spacious Gardens and Rear Access. This well-positioned three-bedroom end-of-link home is one of only three linked properties, benefiting from a gated entrance to the front that opens onto a concrete pathway flanked by two lawned garden areas. An open storm porch leads to the 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 out to a communal tarmacadam parking area, offering convenient off-street parking.

### Entrance Hall

Welcoming entrance hall featuring attractive oak-finished flooring and a panelled radiator with grills. A multi-glazed door leads into the kitchen, while a separate door opens into the spacious Open-plan Lounge/Dining room. The hall also benefits from an open under stairs storage 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 low-level 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 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 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, marble-effect painted back panel, and marble hearth, housing a 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 the base and eye level units with coloured tiled inserts. uPVC single glazed window to rear. Panelled radiator with grills, thermostatically controlled.

### Utility / Kitchen Area

(2.13m x 1.80m)

Accessed via an open walkway from the main kitchen, this practical utility/kitchen area provides additional workspace and storage. There is space for a freezer, a 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-

### Sun lounge/Conservatory

(4.79m x 2.00m)

A bright and functional rear extension featuring a 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 heats the domestic water. The cupboard also contains a pre-lagged hot water cylinder fitted with an immersion heater. Additional access to the loft space is available from the landing, offering useful storage potential.

### Rear Bedroom 1

(3.48m x 3.39m)

Panelled radiator with grills. uPVC single glazed window to rear. Beach effect flooring.

### 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 comfortably heated by a thermostatically controlled panelled radiator with grills.

### 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 entrance and extensive surrounding countryside. The room is finished with beech-effect flooring and warmed by a thermostatically controlled panelled radiator with grills.

### Family Bathroom

(2.47m x 1.95m)

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 single-glazed 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.

### Garden

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.

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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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