



12 Parc Llwyn Celyn, St Clears, SA33 4EB

Offers In The Region Of £275,000

An incredibly well presented, bright and modern semi-detached house, situated conveniently on the outskirts of St Clears within the small community of Pwll-Trap. The accommodation provides 3 generous bedrooms and boasts a master en-suite and family bathroom. The living space is well designed and appealing with a stunning kitchen/diner and large lounge. Externally this property benefits from ample off road car parking to its front and side, plus an enclosed sunny garden, ideal for a family/children and pets to enjoy.

Situation

The property is situated in the small hamlet of Pwll-Trap, less than a mile from St Clears town which has a good range of shops, services and amenities. It is convenient for accessing the main A40 road, linking to Carmarthen, Whitland, Narberth & Haverfordwest.

Accommodation

Entrance Hall



Entered via double glazed front door. Stairs rise to first floor, under stairs storage cupboard, wood laminate flooring, radiator, doors to:

Cloak Room



W.C, corner wash hand basin, radiator, wood laminate flooring, frosted double glazed window.

Living Room



Double glazed windows to front, decorative panelled feature wall, radiator.

Kitchen/Diner



Fitted with a range of wall and base storage units, worktops

over, one and a half bowl single drainer sink, built in eye level double oven, 4 ring gas hob, stainless steel extractor hood over, tiled splash backs, integrated dish washer and fridge freezer, double glazed window to rear. Dining area with external double glazed French doors to garden, decorative feature wall panelling.

First Floor Landing

Spindle balustrade, double glazed window to side, radiator, access to loft, built in airing cupboard and storage cupboard. Doors open to:

Bedroom 1



Double glazed window to front, radiator, fitted sliding wardrobes, door to:

En-Suite



Comprising a shower cubical, wash hand basin set in vanity storage unit, W.C, heated towel radiator.

Bedroom 2



Double glazed window to rear, radiator.

Bedroom 3



Double glazed window to rear, radiator.

Family Bathroom



Comprising a bath with shower over, part tiled walls, feature double glazed frosted window, W.C, wall hung wash hand basin, heated towel radiator.

Externally



To the front and side of the house is ample off road car parking. Gated access leads to the rear where this an enclosed garden of a good size yet has relatively low maintenance with gravel and decking.

Services

We understand the property benefits from mains water, electric and drainage. Oil fired central heating.

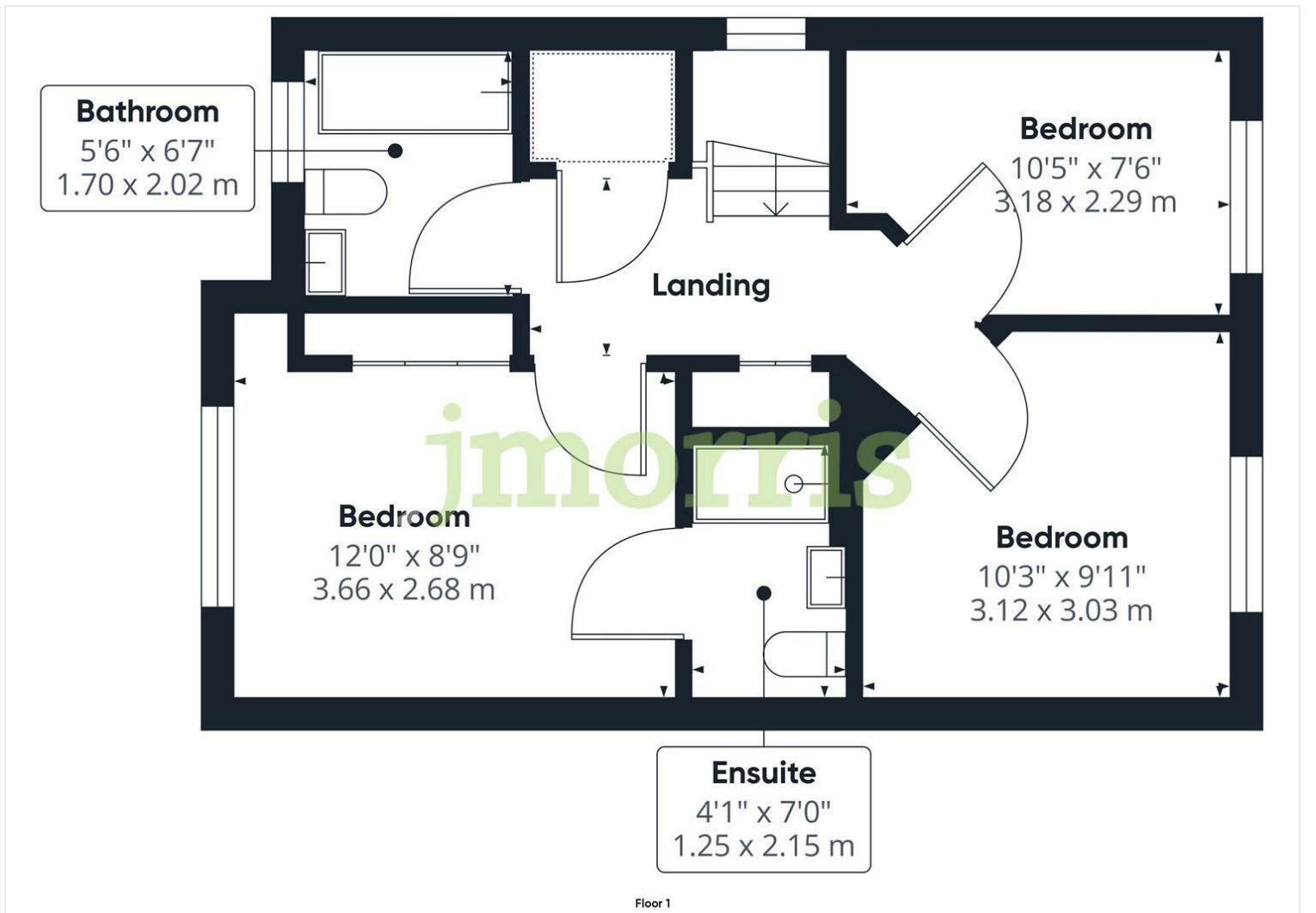
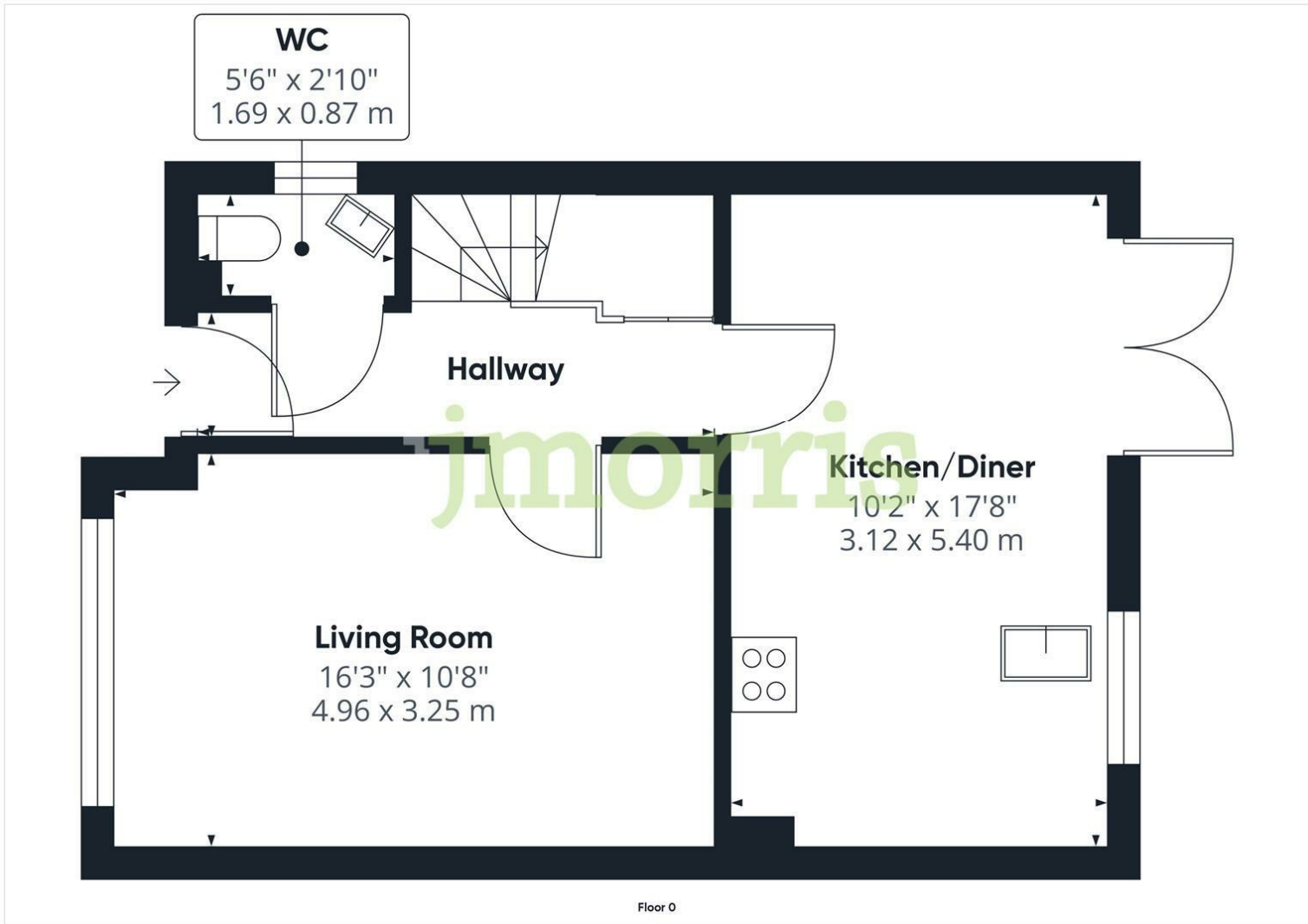
Tenure

Freehold

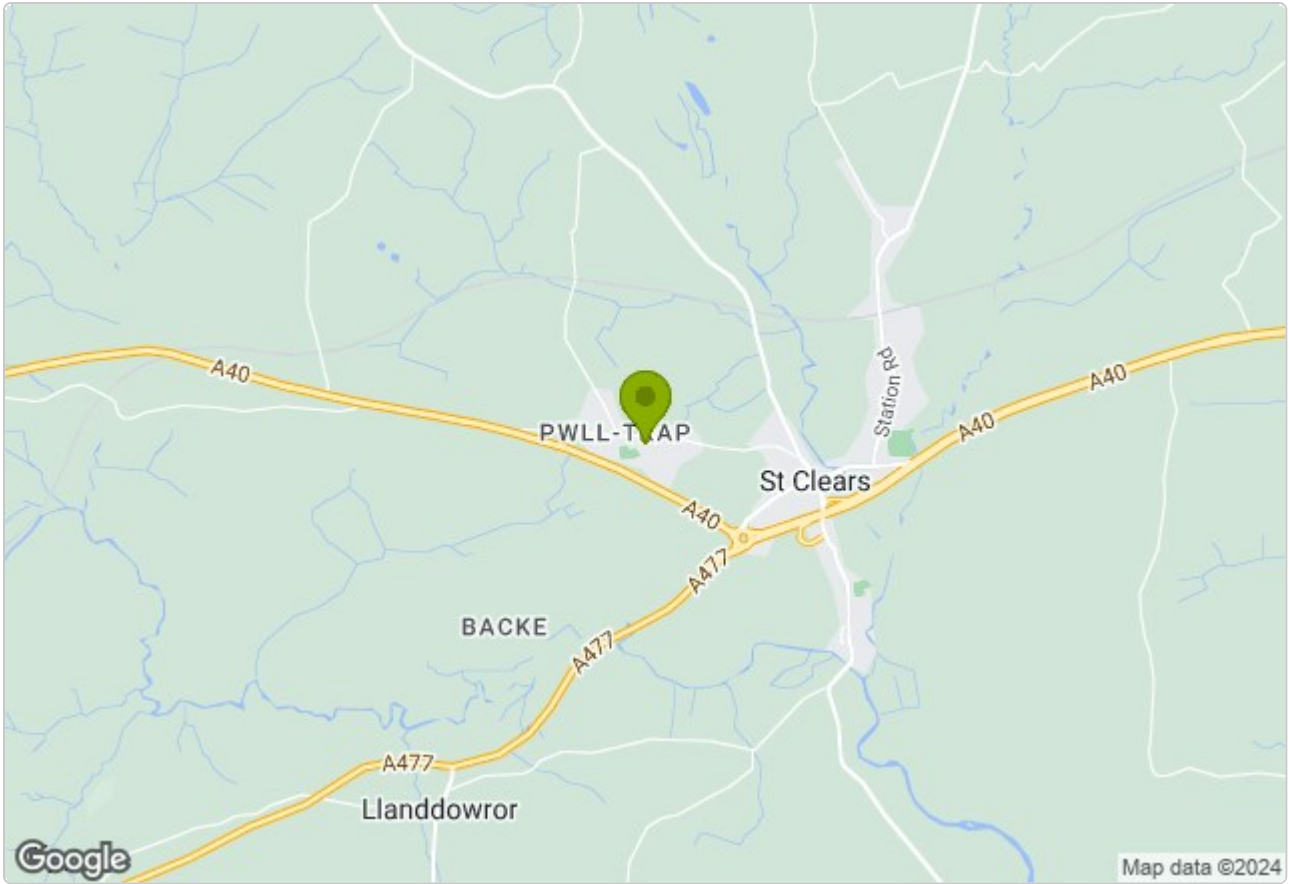
Directions

The property is identified by our JjMorris for sale sign, as is located on the St Clears to Pwll-Trap road, not in the actual estate. What3words: ///dime.tragedy.typified

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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