



**5 Llys Beca, St. Clears, SA33 4AJ**

**Asking Price £325,000**

A stunning detached 3 bedroom house boasting impeccable modern accommodation, kept and presented to the highest standard, located just on the outskirts of St Clears within the small community of Pwll-Trap. The property is set on a large corner plot with a brick paved driveway providing ample off road car parking and a good size well tended rear garden with lawn and patio. What makes this house extra special is the fact there are no neighbouring houses to its left side or rear, meaning when you look out the back windows all you can see is beautiful countryside. Internally the rooms are all immaculately decorated and stylish, being light and very appealing indeed. Viewing is essential to see for yourself this top quality property.



### Situation

The property enjoys a non-estate location, 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

Double glazed front door opens into:

#### Entrance Hall



Double glazed window to front, Karndean flooring, stairs to first floor with built in understairs storage cupboard, radiator. Doors to:

#### Cloak Room



W.C, wash hand basin, heated towel rail, frosted double glazed window, continuation of Karndean flooring.

### Kitchen/Diner



Fitted range of modern shaker style wall and base storage units with oak worksurfaces over, one and a half bowl stainless steel sink and drainer, 4 ring gas hob, stainless steel extractor hood, tiled splashbacks, integral fridge freezer, washer/dryer and dishwasher, built in double oven, double glazed window to front, external double glazed door to side garden, radiator, space for dining table and chairs, continuation of Karndean flooring.

### Lounge/Diner





External double glazed French doors to rear garden, double glazed window to rear, 2 radiators, ample lounge and dining space.

### First Floor Landing

Accessed by a turning stair well with double glazed window to front, access to loft space, radiator, built in airing cupboard. Doors open to:

### Bedroom 1



Double glazed bay window to rear enjoying countryside views, radiator, door to:

### En-Suite

Comprising a tiled shower enclosure, wash hand basin, W.C, heated towel rail, frosted double glazed window to side,

### Bedroom 2



Double glazed window to rear enjoying countryside views, radiator.



### Bedroom 3



Double glazed window to front and radiator.

### Bathroom



Comprising a bath with mixer shower over, wash hand basin, W.C, heated towel rail, frosted double glazed window to side, part tiled walls.

### Externally





At the front of the house is a large brick paved driveway, providing ample off road parking, plus a level lawned garden area. Gated side access leads to an area on the side of the house with a BillyOh Workshop Log Cabin (11'6" x 8'2) with electric connected, (this could be used as a home studio/office). The side area continues on to the rear garden, which is of a good size, being laid mainly to lawn with patio, gravel seating and colourful borders with ornamental trees and shrubs.

### Utilities & Services

Heating Source: Gas central heating.

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax: Band E

Tenure: Freehold and available with vacant possession upon completion.

### Directions

From St Clears town centre, turn at the cross roads passing the Spar shop on your right and bear left to Pwll Trap. Travel for roughly half a mile and the property is then seen on the right hand side, opposite Parc Llwyn Celyn.

What Three Words: ///summaries.training.skyrocket

### Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.9mbps upload and 10mbps download and Superfast 20mbps upload and 80mbps download. Please

note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Likely & Data - Likely

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

Vodafone. Voice - Likely & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

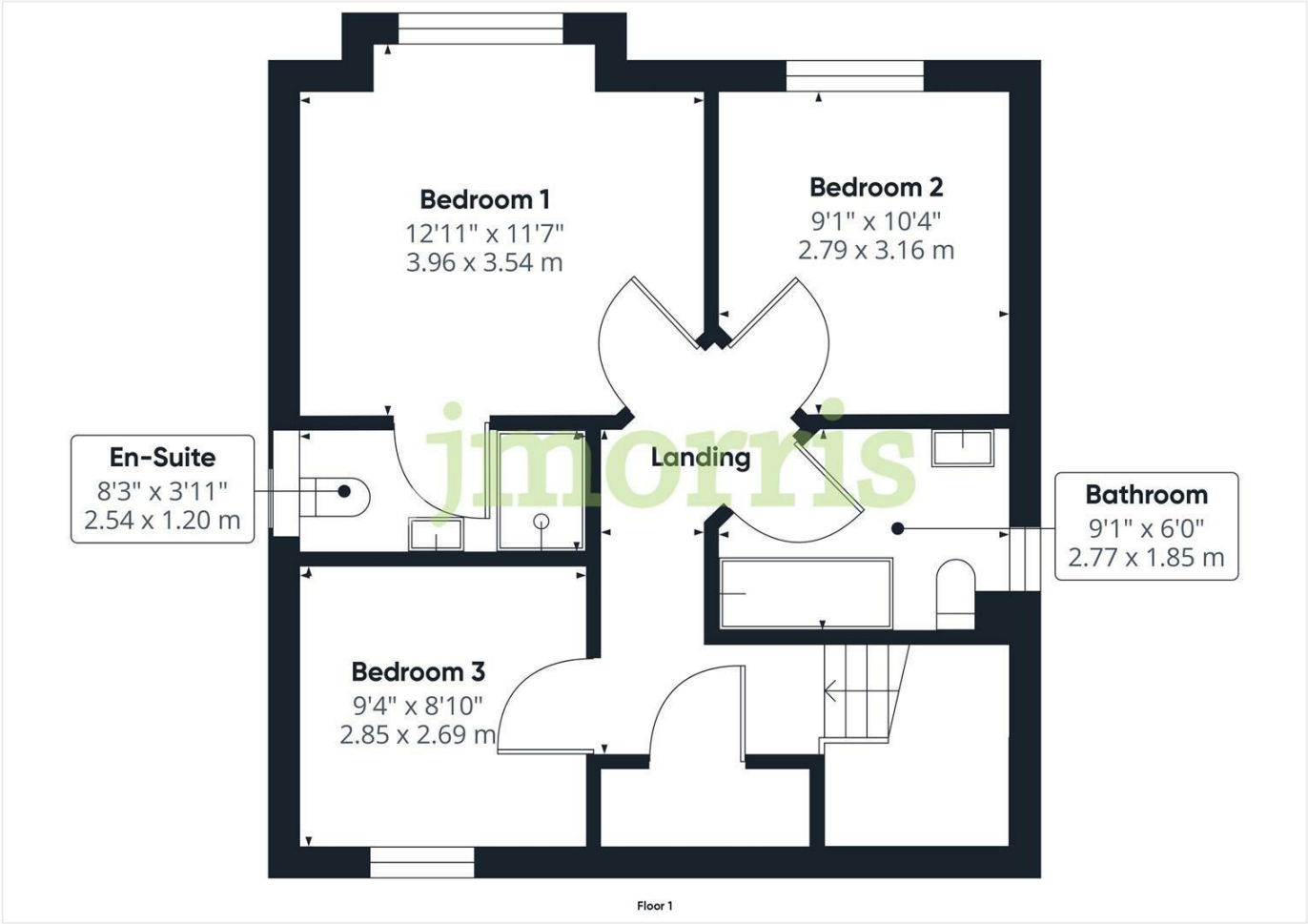
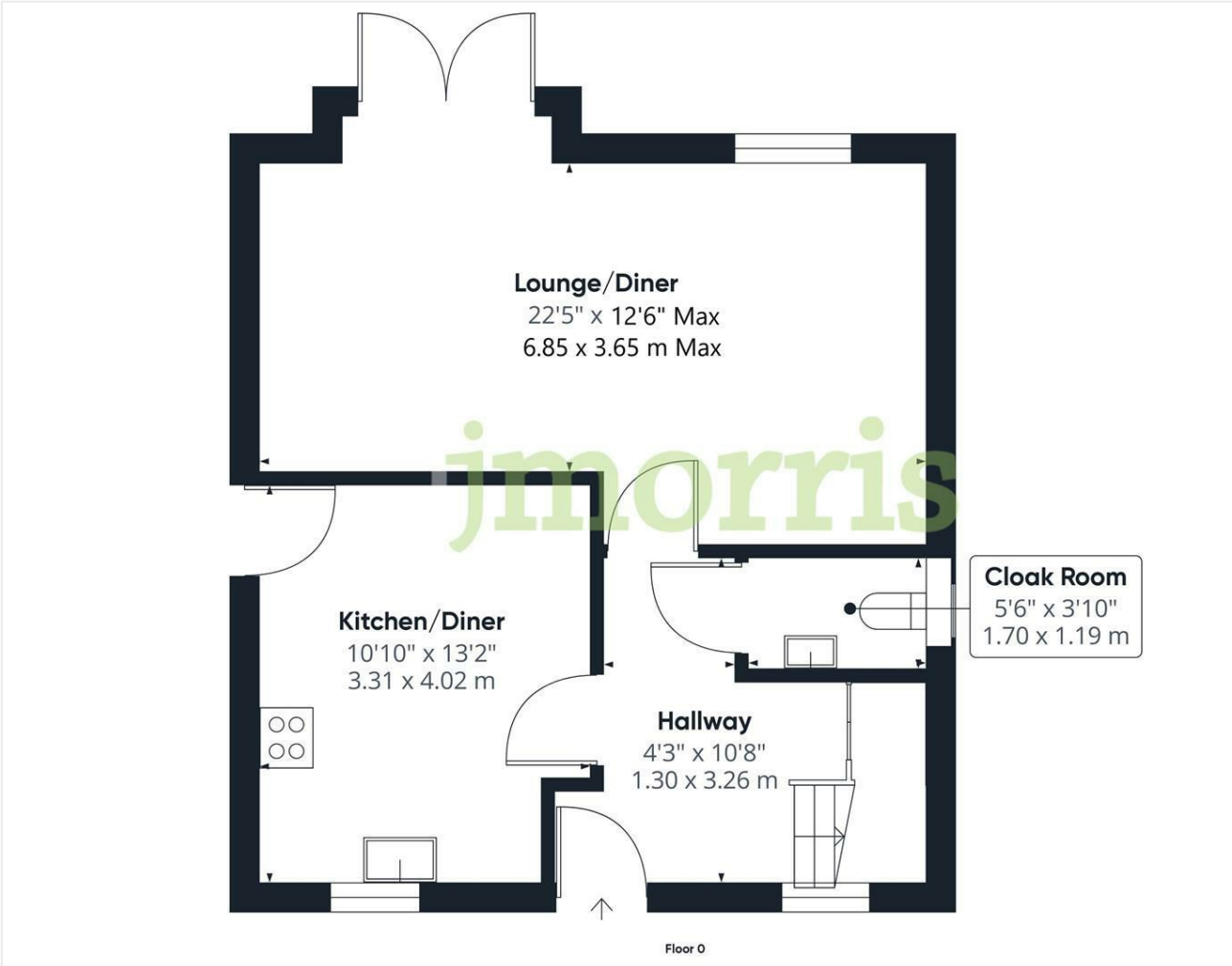
### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

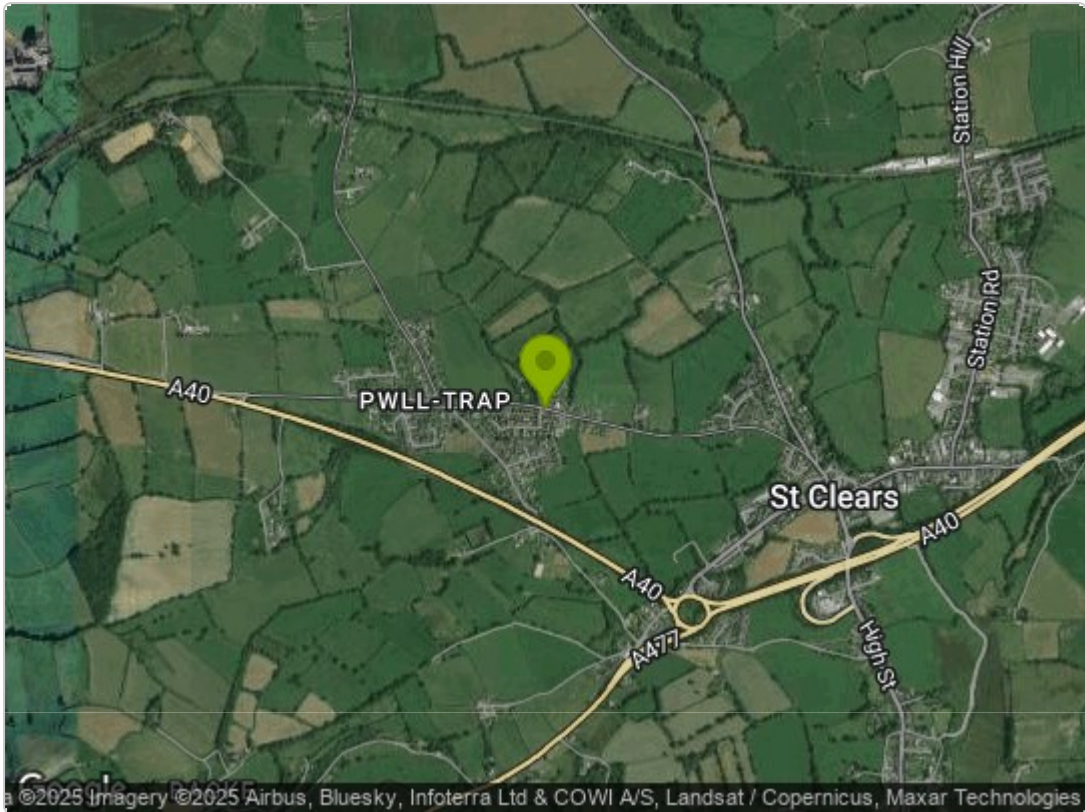
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



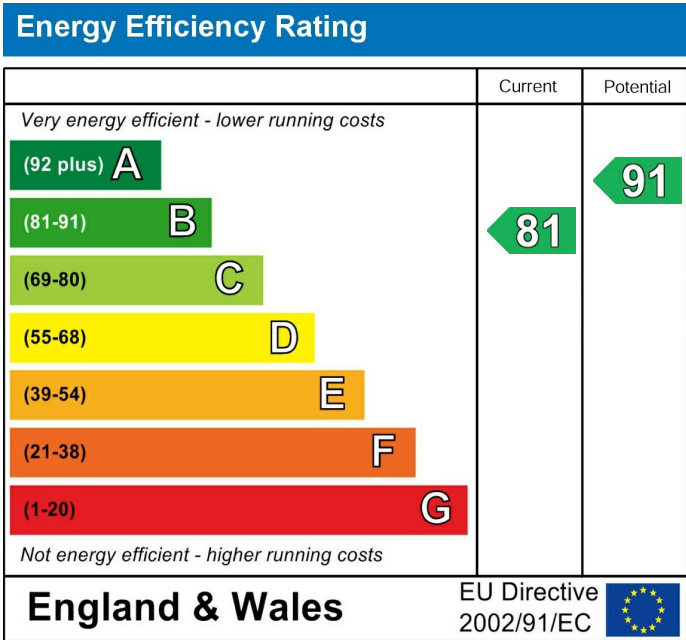
Floor Plan



Area Map



Energy Efficiency Graph



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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