



1 Parc Llwyn Celyn, St. Clears, SA33 4EB

**Offers In The Region Of £275,000**

A fabulous 3 bedroom semi-detached modern house offering superbly well kept and presented accommodation, being conveniently situated on the outskirts of St Clears within the small community of Pwll-Trap, on a lovely residential development. The house provides off road car parking spaces for 2 vehicles, a sunny enclosed garden with useful shed, a master bedroom en-suite and is all round ideal for a small family or couple to enjoy.

Viewing is highly recommended!

### 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

Double glazed front door opens into:

### Entrance Hall



Stairs rise to first floor, radiator, under stairs storage cupboard with plumbing for washing machine, doors open to:

### Cloak Room



Comprising a W.C, wash hand basin, frosted double glazed window and radiator.

### Living Room



Double glazed window to front, radiator.

### Kitchen Diner



Fitted with a range of wall and base storage units, worktops, built in oven and microwave oven, 4 ring gas hob, stainless steel extractor hood, one and a half bowl sink unit and drainer, integrated dish washer, part tiled walls, space for dining table and chairs, radiator, double glazed window and external French doors to rear garden.

## First Floor Landing



Double glazed window to side, access to loft, built in airing cupboard and store cupboard, radiator, doors open to:

## En-Suite



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

## Bedroom 1



Double glazed window to front, radiator, built in sliding wardrobes, door to:

## Bedroom 2



Double glazed window to rear, radiator.

### Bedroom 3



Double glazed window to rear, radiator.

### Bathroom



Comprising a bath with shower over, W.C, wash hand basin set in vanity storage unit, double glazed window to front, tiled walls and floor, heated towel radiator.

### Externally



To the front is a hardstanding parking area for 2 cars and small area of lawn. At the back is an enclosed sunny garden with brick wall side boundary and side access pedestrian gateway. The rear garden has 2 seating areas and is mainly laid to decorative gravel for ease of maintenance. There is also a useful garden shed with power and lighting.

### Utilities & Services.

Heating Source: Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax Band: D

Tenure: Freehold and available with vacant possession upon completion.

### **Broadband Availability.**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 14mbps upload and 1mbps download and Superfast 80mbps upload and 20mbps 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 and 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.

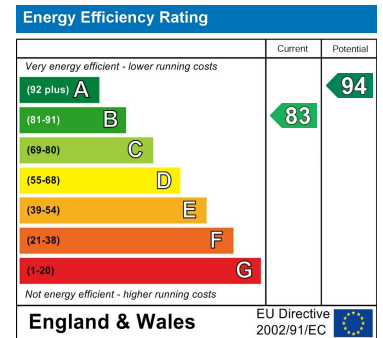
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.