



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

**Asking Price £245,000**

An extended and family friendly 3 bedroom semi-detached modern house, boasting an additional sun room with double doors opening out to an enclosed garden, plus large practical utility room, ideal for families with children and pets. This already well designed home has the extra benefit from a rear extension which has further improved the size and practicality of its family friendly accommodation, now giving children a play room to enjoy or a sun room for adults to unwind. There are 3 good size bedrooms with a master en-suite, a stylish contemporary bathroom, spacious lounge and kitchen/diner, fully enclosed rear garden with shed and front parking spaces. The property is well located on a popular residential development cul-de-sac and is less than a mile from the town of St Clears with excellent amenities and access onto the main A40. Viewing is essential to appreciate the quality of this delightful home.



### 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

Composite double glazed front door opens into:

### Entrance Hall



Stairs rise to first floor with under stairs storage cupboard, radiator, doors open to:

### Cloak Room

Comprising a W.C, corner wash hand basin, radiator, frosted double glazed window to side.

### Living Room



Double glazed window to front, radiator, wall hung electric fireplace.

### Kitchen/Diner



Fitted with a range of modern kitchen storage units with worktops over, eye level double oven, 4 ring gas hob with stainless steel extractor hood over, one and a half bowl sink, plumbing for dish washer, dining space with room for

table and chairs, radiator, door to utility and opening leads through to:

### Sun/Play Room



External double glazed French doors to rear garden, ceiling sky light window.

### Utility



Fitted with wall and base storage units, worktops, single drainer sink, tiled splash backs, plumbing for washing machine, space for fridge freezer, tiled floor, ceiling sky light window, external double glazed door to garden.

### First Floor Landing

Double glazed window to side, access to loft space, spindle balustrade, radiator, built in storage cupboard and boiler cupboard. Doors open to all rooms:

### Bedroom 1



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

### En-Suite



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



### Bedroom 2



Double glazed window to rear, built in sliding mirrored wardrobes, radiator.

### Bedroom 3



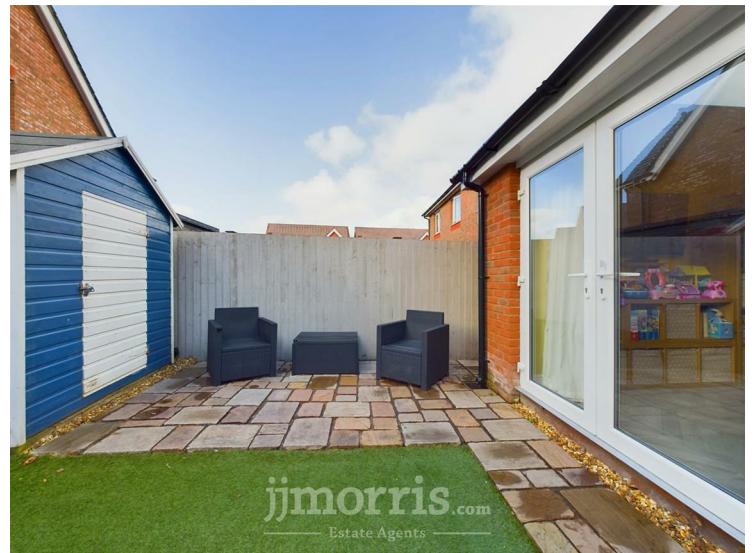
Double glazed window to rear, radiator, fitted sliding wardrobe.

### Family Bathroom



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

### Externally



To the front of the house are 2 x allocated parking bays. Gated side access leads to the rear where there is a lovely enclosed garden with patio, artificial lawn and garden store shed.



Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///dove.lends.producers

### Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 14 mbps 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 - None
- O2 Voice - Likely & Data - Likely
- Vodafone Voice - Likely & Data - Likely

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.

### Directions

From Narberth, travel along the main A40 road towards St Clears, turning left signposted for Pwll-Trap. Follow the road into the village and turn right into the Parc Llwyn Celyn development. Follow the road around and number 35 is found on the left hand side, within a cul-de-sac.

### Utilities & Services.

Heating Source: Mains Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax: D

### 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.

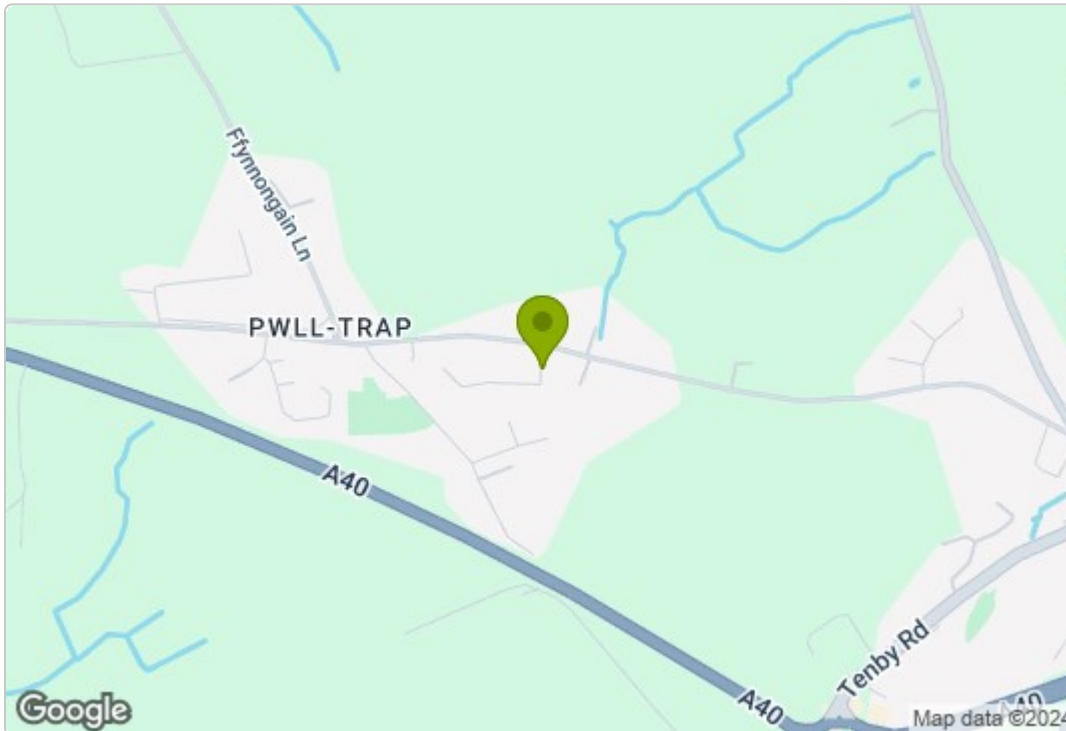
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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



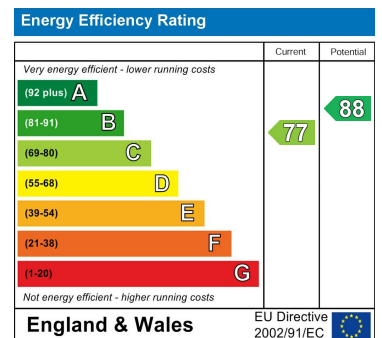
## Floor Plan



## 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.

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