

# Terry Thomas & Co

ESTATE AGENTS



## Cheriton, 5 Bridge Street

St Clears, SA33 4EN

Situated in the popular town of St. Clears, this detached family home offers spacious and versatile accommodation, ideal for modern living. The property features three generous double bedrooms, a welcoming entrance hall, a separate lounge, and an open-plan kitchen, dining and living area with direct access to the rear garden, creating an ideal space for both everyday family life and entertaining.

Outside, the enclosed rear garden enjoys a patio, lawn and raised decking area, providing excellent outdoor space, while a storage shed/workshop adds further practicality. The property also benefits from a home office, a family bathroom, separate WC, and off-road parking for two vehicles. Conveniently located within easy reach of local amenities, schools and transport links, this attractive home combines comfort, space and functionality, making it an excellent choice for families and professionals alike.

**Offers in the region of £285,000**

# Cheriton 5 Bridge Street

## St Clears, SA33 4EN



### Externally

An attractive double-fronted property featuring a storm porch over the uPVC double glazed front door, with off-road parking to the front for up to three vehicles. A gated side access provides additional parking for a further two vehicles, offering ample space for family and visitors alike.

### Hallway

A welcoming entrance hall featuring a stripped and stained dog-leg staircase, laminate flooring, and doors leading to the lounge and the open-plan living, dining and kitchen/family room.

### Lounge

11'3" x 13'5" (3.44m x 4.10m)  
Double glazed window to fore. Panel radiator. Laminate flooring.

### Living Room

11'10" x 13'5" (3.63m x 4.09m )  
Open plan Living Room with an archway into the Dining Room/Kitchen. uPVC double glazed window to fore. Feature fire place. Panel radiator. Laminate flooring.

### Dining Room/Kitchen/ Family Room

8'3" x 8'7" extending to 19'0" (2.53m x 2.63 extending to 5.81m)  
Dining area - uPVC window overlooking

the rear. Panel radiator. Tiled flooring.

A spacious and well-appointed room fitted with a range of modern high-gloss cream base and eye-level units complemented by wood-effect work surfaces incorporating a 1½ bowl ceramic sink. White brick tiles between units. Plumbing for a washing machine. Space for a undercounter fridge.

A Rangemaster cooker with five-ring gas hob and double extractor hood over. A uPVC double glazed window overlooks the rear, while a uPVC double glazed door provides access to the rear courtyard and garden. The room also benefits from a useful storage cupboard/pantry, enhancing its practicality for everyday family living.

### Landing area

Doors off to all bedrooms, family bathroom, WC and home office.

### Master bedroom

11'5" x 12'11" (3.49m x 3.96m)  
uPVC double glazed window to fore. Panel radiator.

### Home office

6'0" x 5'11" (1.83m x 1.81m)  
uPVC window to fore.

### Bedroom 2

10'9" x 12'8" (3.29m x 3.87m )  
uPVC double glazed window to fore. Panel radiator.

### Bedroom 3

13'2" x 7'10" (4.02m x 2.41m)  
uPVC window to rear, panel radiator

### WC

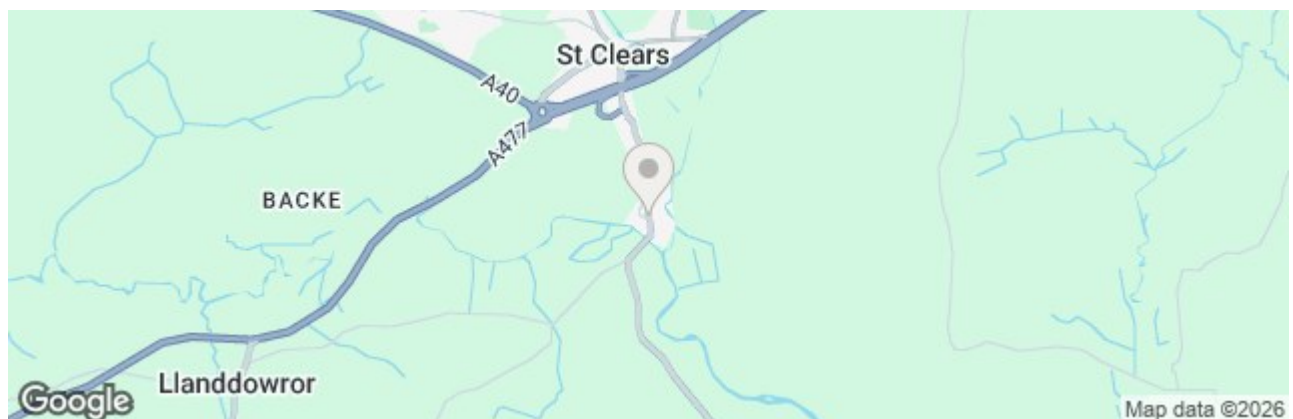
uPVC double glazed window to rear. Tiled walls to ceiling. WC and sink with a chrome mixer tap fitment.

### Family bathroom

9'3" x 7'9" (2.82m x 2.38m)  
2 piece bathroom suite in white comprising of a paneled bath with shower over, sink with vanity unit, uPVC double glazed window to rear, extractor and down lighting. Two built in cupboard doors, one houses the Worcester boiler which serves the central heating system and heats the hot water and the other cupboard has shelving.

### Externally

Rear court yard with steps up to a further lawned garden area and wooden decking area. Timber store shed/workshop





# Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:** C

**Services:** Mains water, drainage and electricity. Gas connected.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
 Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

