

Terry Thomas & Co

ESTATE AGENTS



55 Cefn Maes

St Clears, SA33 4DA

This well-presented and versatile three to four bedroom home is located in a sought-after cul-de-sac within walking distance of St Clears town centre, offering easy access to the A40. The property features a welcoming hallway, a bright double-aspect lounge, and a modern kitchen/dining room with fitted units and access to the rear garden, along with a useful utility/pantry. A flexible ground floor room provides the option of a home office or fourth bedroom, complemented by a cloakroom/WC. Upstairs, there are three bedrooms, including a spacious master with en-suite, and a contemporary family bathroom. Externally, the property benefits from off-road parking, a landscaped rear garden with decked patio and countryside views, and additional storage, making it an ideal family home with adaptable living space.

Offers in the region of £279,950

55 Cefn Maes

St Clears, SA33 4DA



Property

This well-presented and versatile three to four bedroom home is situated in a popular cul-de-sac within easy walking distance of the town centre of St Clears, offering convenient access to the A40 and surrounding countryside. Offering flexible living accommodation with the option of a fourth bedroom or home office, this property is ideal for families or those seeking additional workspace. Its convenient location, generous layout, and pleasant outlook make it a highly attractive home.

Ground Floor

The property is entered via a canopy storm porch through a composite double glazed entrance door into the hallway, which features attractive walnut-effect flooring. From the hallway, doors lead to the lounge, a versatile home office/bedroom four, and a cloakroom/WC.

Cloakroom/WC

The cloakroom is fitted with a pedestal wash hand basin with tiled splashback, a close-coupled economy flush WC, and a panel radiator with thermostatic control, all set against matching walnut-effect flooring.

Home Office/Bedroom 4

11'5" x 7'10" (3.49m x 2.41m)

Walnut-effect flooring, a large uPVC double glazed window to the front, and a panel radiator with thermostat.

Lounge

11'5" x 7'10" (3.49m x 2.41m)

The lounge is a bright double-aspect room. Walnut-effect flooring, a large uPVC double glazed window to the front, and a panel radiator with thermostat. uPVC double glazed windows to

both front and side, two panel radiators with thermostatic controls, wood-effect flooring, and an understairs storage cupboard. Stairs rise from the lounge to the first floor.

Kitchen/Dining room

21'10" x 8'0" (6.66m x 2.44m)

The kitchen area is fitted with a range of base and eye-level units with white gloss door fronts and granite-effect work surfaces, incorporating a one-and-a-half bowl stainless steel sink. Appliances include a double oven with grill, a four-ring gas hob with stainless steel splash back, and a chimney-style extractor hood. There is plumbing for both a dishwasher and washing machine, as well as space for a fridge freezer. A uPVC double glazed window and composite door provide access to the rear garden. The dining area benefits from a bay-style uPVC double glazed window to the rear, a panel radiator, and continuous grey wood-effect flooring. Heating and hot water are provided by an Ideal mains gas-fired combination boiler located in an eye-level cupboard in the kitchen. An open doorway leads to a useful walk-in utility/pantry.

Utility/pantry

7'11" x 4'5" (2.43m x 1.37m)

with grey wood effect flooring.

First Floor

The first floor features a part-galleried landing with access to the loft space, a built-in airing/linen cupboard, and doors leading to all bedrooms and the family bathroom.

Bedroom 1

11'5" x 8'5" (3.5m x 2.57m)

uPVC double glazed window to the fore and panel radiator thermostatically controlled.

Bedroom 2

9'2" x 6'5" extending to 8'5" (2.81m x 1.97m extending to 2.58m)

uPVC double glazed window to the fore and radiator.

Family Bathroom

6'10" x 5'6" (2.09m x 1.70m)

fitted with a white suite comprising a panel bath with bi-fold glass screen and mixer shower with rain head and body jets, pedestal wash hand basin, and close-coupled WC. Additional features include a uPVC double glazed window, extractor fan, and heated towel radiator.

Master Bedroom

15'2" x 11'11" narrowing to 7'11" (4.63m x 3.64m narrowing to 2.43m)

Spacious room uPVC double glazed windows overlooking the rear garden and surrounding countryside. Panel radiator.

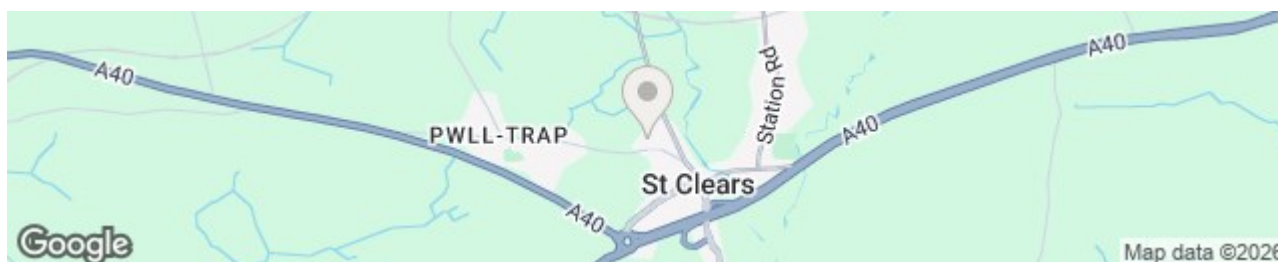
En-suite

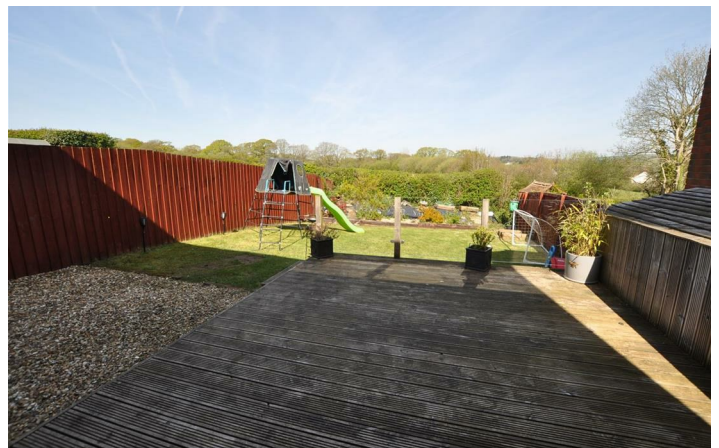
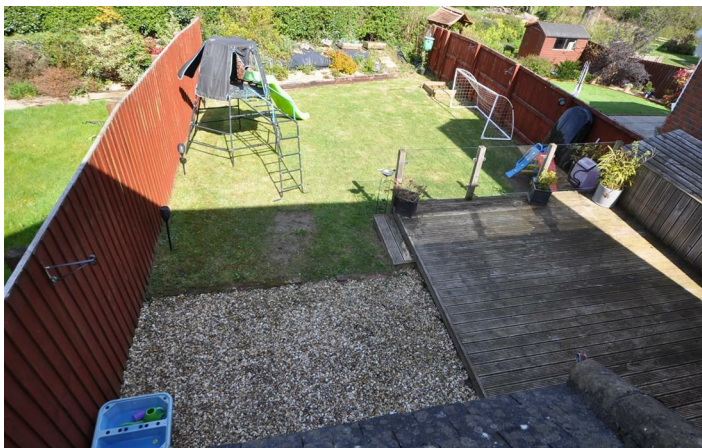
7'1" x 5'7" (2.16m x 1.71m)

Corner shower enclosure with electric mixer shower, pedestal wash hand basin, and close-coupled WC, along with a radiator, extractor fan, and rear-facing window.

Externally

To the front of the property is a tarmac driveway providing off-road parking. To the rear, there is a timber decked patio area, a decorative gravel section, and a level lawn bordered by established hedgerow, backing onto open countryside. A pedestrian pathway runs along the right-hand side of the property, leading to a timber lean-to storage shed with access from both front and rear. There is also an outside tap.





Floor Plan



Type: House - Detached
Tenure: Freehold
Council Tax Band: D

Services: Main Electricity, Water, Drainage and Gas.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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.

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

