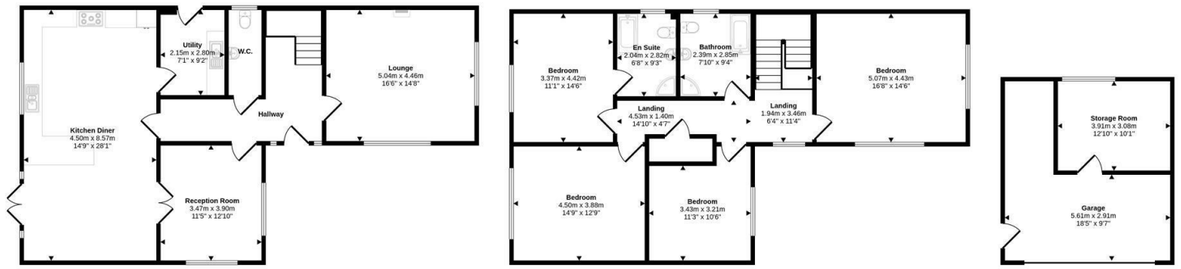
Approx Gross Internal Area
237 sq m / 2550 sq ft



Ground Floor
Approx 102 sq m / 1093 sq ft

First Floor
Approx 101 sq m / 1084 sq ft

Garage
Approx 35 sq m / 372 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band F
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/08/26 DRAFT JTP

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

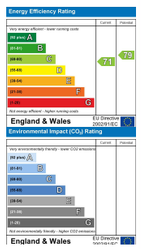
01267 236655
www.westwalesproperties.co.uk



13 Clos Nathaniel, Pwll Trap, St Clears, Carmarthenshire, SA33 4AW

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- ENSUITE & FAMILY BATHROOM
- ENCLOSED FRONT & REAR GARDEN
- HEATING-OIL
- FOUR DOUBLE BEDROOMS
- KITCHEN DINER
- OFF ROAD PARKING & GARAGE
- COUNTRYSIDE VIEWS
- EPC-C

£425,000



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The Agent that goes the Extra Mile

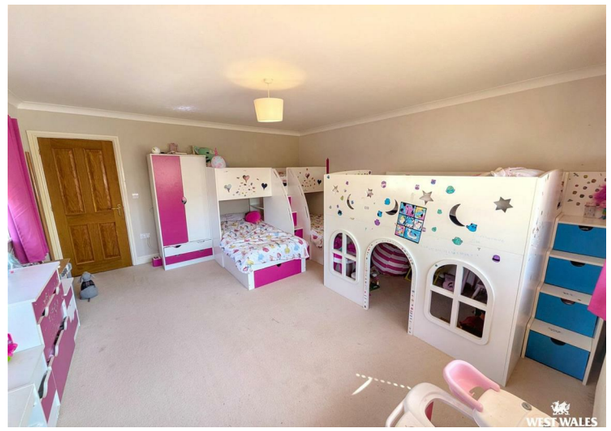












A Detached Family Home with Countryside Views

Situated on a residential estate in Pwll Trap, this detached home offers a practical layout with four double bedrooms and a good choice of living space.

The ground floor features a lounge, a second reception room currently used as a playroom, and a kitchen diner which provides a great space for family meals and entertaining. There is also a utility room and downstairs W.C.
Upstairs, the master bedroom benefits from its own ensuite, while the family bathroom is positioned between the remaining bedrooms. All four bedrooms are doubles, offering flexibility for family members, guests or home working.

Outside, the property has enclosed front and rear gardens, with the rear garden enjoying countryside views beyond the estate. Off-road parking and a garage add further practicality.

Pwll Trap is approximately 10 miles from Carmarthen, with the drive taking around 12 minutes, while the village is also close to St Clears and its local amenities.

This is a great opportunity to purchase a detached family home offering four double bedrooms, versatile reception space, useful additional rooms and an attractive countryside outlook to the rear.















DIRECTIONS

From our offices on dark Gate in Carmarthen, head onto Lammas Street and continue onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, then at the next roundabout take the second exit onto the A40 towards St Clears. Continue along the A40 for approximately 9 miles before taking the turning towards St Clears. Turn right, then right again onto Bethlehem Road. Take the next left onto Clos Nathaniel, where number 13 will be located on the left. what3words: ///scored.addicted.fairness

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.