

Terry Thomas & Co

ESTATE AGENTS



2 Pen Y Ffordd

St. Clears, Carmarthen, SA33 4DX

Deceptively spacious and extended four double bedroom detached family home situated within a sought-after cul-de-sac in St. Clears. Offering three reception rooms, a superb kitchen/dining room, family bathroom, cloakroom and en suite, together with an integral garage, landscaped gardens and off-road parking for approximately four vehicles. Enjoying far-reaching countryside views whilst being within walking distance of the town centre and providing excellent access to the A40, Carmarthen and the M4 corridor.

Video available upon request

Offers in the region of £469,500

2 Pen Y Ffordd

St. Clears, Carmarthen, SA33 4DX



Property

Situated within an established residential cul-de-sac, just lounge.

a short walk from the centre of St Clears, this deceptively spacious and extended detached family home offers generous and versatile accommodation throughout. The property enjoys excellent transport links via the A40 to Carmarthen, West Wales and the A48 with onward access to the M4 corridor, making it ideally suited to families and commuters alike. A tarmac driveway provides off-road parking for approximately three to four vehicles and leads to the integral garage. Pathways extend around the property, whilst a covered storm porch with a uPVC double glazed entrance door opens into the welcoming reception hall.

Entrance Hall

A welcoming entrance hall with distressed oak-effect flooring, dog-leg staircase leading to the first floor, thermostatically controlled radiator and engineered oak internal doors leading to the principal ground floor accommodation.

Cloakroom

Recently refitted with a contemporary white suite comprising a close-coupled WC and wash hand basin set within a stylish slate grey vanity unit with marble-effect splashback. Ceramic tiled flooring, modern slate grey heated radiator and uPVC double glazed window to the side.

Lounge

16'10" x 13'11" (5.15m x 4.26m)

A spacious reception room featuring distressed oak-effect flooring, front-facing uPVC double glazed window, thermostatically controlled radiator and feature fireplace creating an attractive focal point.

Kitchen / Dining Room

17'10" x 16'10" (5.45m x 5.15m)

An impressive open-plan family kitchen fitted with an extensive range of modern grey wall and base units beneath granite-effect work surfaces incorporating a one and a half bowl sink unit. Rangemaster cooker with five-ring gas hob, double oven, grill and stainless steel extractor canopy above. Plumbing for dishwasher, space for an American-style fridge freezer and matching dresser unit. Finished with white brick-effect tiled splashbacks, LED downlighting and gloss granite-effect tiled flooring. Glazed door leading to:

Family Room

12'5" x 11'10" (3.80m x 3.61m)

A comfortable additional reception room with distressed

oak-effect flooring, radiator and open access into the sun

Sun Lounge

11'10" x 11'2" (3.63m x 3.41m)

A delightful room enjoying uPVC double glazed windows to three sides set upon dwarf cavity walls beneath an insulated roof. French doors open directly onto the rear patio and landscaped gardens, making this an ideal space to relax whilst taking in the surrounding countryside views.

Utility Room

12'7" x 6'4" (3.85m x 1.95m)

Fitted with matching wall and base units incorporating a stainless steel sink unit with granite-effect worktops.

Plumbing for washing machine, space for tumble dryer and additional freezer. Wall-mounted Vaillant gas-fired combination boiler serving the central heating and domestic hot water. Continuation of the tiled flooring.

Integral Garage

16'3" x 12'5" (4.96m x 3.81m)

Electrically operated remote-controlled up-and-over door, side window, power and lighting.

Landing

A spacious galleried landing with distressed oak-effect flooring, access to loft space, airing cupboard and radiator.

Bedroom One

16'11" x 13'11" (5.16m x 4.25m)

A generous double bedroom positioned to the front of the property with oak-effect flooring, radiator and front-facing window.

Family Bathroom

11'6" x 7'8" (3.53m x 2.34m)

Beautifully appointed with a contemporary four-piece suite comprising an oval bath, corner shower enclosure with rainfall shower, vanity wash hand basin and close-coupled WC. Chrome ladder towel radiator, LED downlighting, extractor fan and oak-effect flooring.

Bedroom Two

14'1" x 12'5" (4.31m x 3.80m)

A spacious front-facing double bedroom with radiator and oak-effect flooring.

Bedroom Three

14'2" x 12'5" (4.32m x 3.79m)

A generous double bedroom enjoying superb views across the landscaped gardens and surrounding countryside.

Principal Bedroom

16'11" x 13'7" (5.17m x 4.16m)

A spacious principal bedroom overlooking the rear gardens and adjoining farmland. Fitted with a comprehensive range of bedroom furniture including two double wardrobes, matching bedside cabinets, drawer unit and central mirrored section.

En Suite

9'1" x 6'5" (2.79m x 1.97m)

Contemporary suite comprising corner shower enclosure with rainfall shower and body jets, vanity wash hand basin, WC, chrome ladder towel radiator, marble-effect wall panelling, LED downlighting, extractor fan and wood-effect flooring.

Externally

To the front, a generous tarmac driveway provides off-road parking for approximately three to four vehicles and leads to the integral garage. The landscaped rear garden has been thoughtfully designed with two level lawned areas linked by a stepping-stone pathway, an artificial lawn seating area and a substantial paved patio ideal for outdoor dining. Attractive shrub borders and low stone walling enhance the setting, whilst a picket fence borders the adjoining farmland, allowing uninterrupted panoramic views across the surrounding countryside. A timber garden shed with power provides useful external storage.

Services

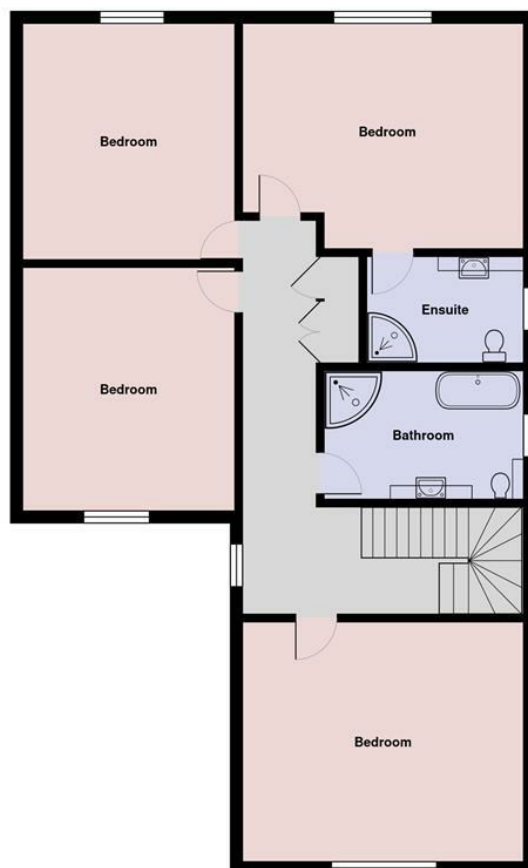
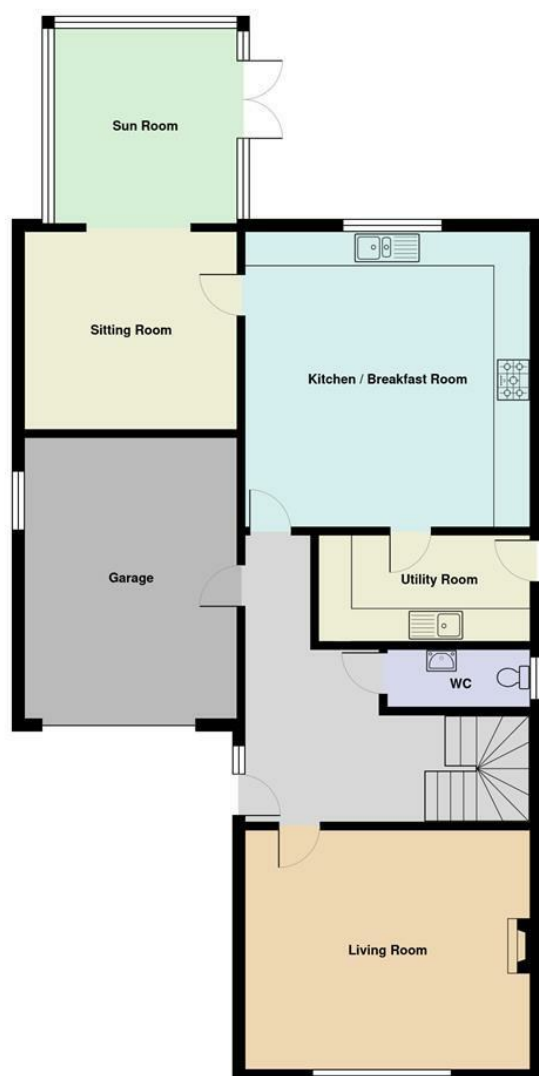
We are advised that mains gas, electricity, water and drainage are connected to the property. The property benefits from gas-fired central heating via a Vaillant combination boiler. Prospective purchasers should make their own enquiries regarding the availability and condition of all services and appliances.







Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: F

Services: Mains Electricity, Drainage, Water 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.

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