

Terry Thomas & Co

ESTATE AGENTS



53 Cefn Maes

St. Clears, Carmarthen, SA33 4DA

The property is located on an established residential estate within walking distance of the town centre of St Clears. Situated in a quiet cul-de-sac this delightful three-bedroom house offers a perfect blend of comfort and convenience. It benefits from a tarmac driveway providing off-road parking for approximately two vehicles, leading to an integral garage with an up-and-over door.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The layout includes two well-appointed bathrooms, catering to the needs of a busy household.

A pedestrian gated side pathway offers access to the rear garden, which is immaculately landscaped and presented throughout. The garden features a paved patio area, ideal for outdoor dining, leading onto a decorative slate section. A centrally positioned lawn is bordered by a wide variety of mature shrubs and foliage, with the rear boundary adjoining open countryside, providing privacy and scenic views.

**** Property is located on a No Through Road ****

****No onward Chain****

Offers in the region of £279,500

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Entrance

A stylish turquoise composite double-glazed entrance door opens into a welcoming hallway with a pitched canopy porch, quality wood-effect flooring, panelled radiator with grills, and access to the lounge and cloakroom/WC.

Cloakroom/WC

Pedestal Wash hand basin with tiled splashback. Wall mounted close coupled, economy flush WC. Panel Radiator with grills, thermostatically controlled. Wood Effect flooring.

Lounge

15'3" x 9'10" (4.66m x 3m)

Bright and inviting with wood-effect flooring, two thermostatically controlled radiators, and a uPVC double-glazed window to the front. A staircase leads to the first floor, and a door connects to the kitchen/dining room.

Kitchen/Dining Room

21'8" x 6'6" extending to 8'0" into bay window (6.62m x 2m extending to 2.44m into bay window) Bay window looking out to rear garden. Good quality fitted base and eye level units with Country Cream Coloured door and drawer fronts. Solid Granite worktop over the base units incorporating a 1 1/2 bowl Stainless Steel sink. Neff fan assisted Oven/Grill. Four ring mains Gas Smeg Hob with Stainless Steel chimney style extractor over. Fully integrated dishwasher. Fully integrated Washing Machine. Fully integrated Fridge/Freezer. Brick effect tiled walls between the base and eye level units. Chrome sockets and light fittings with additional USB connection points in Kitchen area. uPVC double glazed window out to the rear. uPVC double door leading out to the rear garden. Dining area has an attractive uPVC bay window overlooking the rear garden and rural views beyond. Panelled radiator with grills, thermostatically controlled. An eye level

cupboard houses the Ideal Logic mains gas boiler which serves the central heating system and heats the domestic hot water. Project Wood effect flooring.

First Floor

Part galleried landing area with access to loft space. Panelled radiator with grills, thermostatically controlled. Doors leading to all bedrooms and family bathroom. Built-in Linen/Airing Cupboard.

Front Bedroom 1:

11'5" x 8'4" (3.49m x 2.55m)

uPVC Double glazed window to fore. Panelled radiator with grills, thermostatically controlled.

Front Bedroom 2:

9'3" x 6'2" extending to 8'4" into recess (2.84m x 1.9m extending to 2.56m into recess)

uPVC Double glazed window to fore. Panelled radiator with grills, thermostatically controlled. Built-in white wardrobe with shelving above behind double doors. Door into built-in cupboard space with drawer.

Family Bathroom

5'6" x 6'10" (1.70m x 2.10m)

uPVC double glazed window to side. Close coupled economy flush WC, pedestal wash hand basin. Panel bath with hot and cold tap fitments and additional mixer shower fitment over with glass shower screen. Panelled radiator with grills. Project Wood finish flooring. uPVC double glazed window. Part tiled walls.

Master Bedroom

15'3" x 11'11" max narrowing to 7'11" (4.66m x 3.65m max narrowing to 2.43m)

Two uPVC double-glazed windows provide picturesque views over the rear garden and the expansive rural landscape beyond, allowing for

ample natural light. Panelled radiator with grills, featuring thermostatic control for efficient heating. Built-in Triple wardrobe with sliding doors. Door leading through to the ensuite.

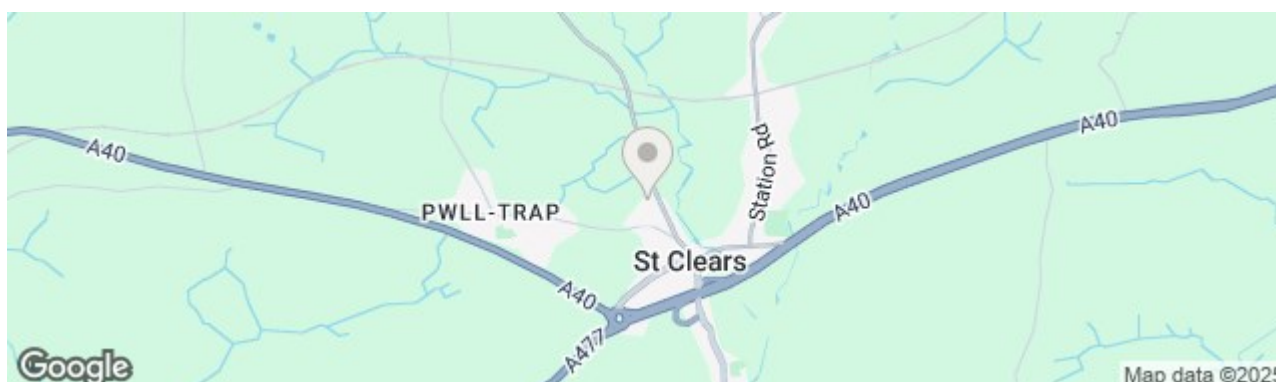
Ensuite

6'0" x 6'10" (1.84m x 2.10m)

Modern ensuite comprising a close-coupled economy flush WC and a wash hand basin with a chrome Infinity mixer tap, set within a high-gloss vanity unit providing concealed storage. Features an open walk-in shower with a ceiling-mounted rain shower head and wall-mounted body wash system. Walls are partly finished in slate-effect floor-to-ceiling tiles with contrasting pink brick-effect feature tiling, complemented by white mosaic floor tiles. Additional features include LED downlighting, a light extractor fan, a wall-mounted chrome towel ladder radiator, and a uPVC double-glazed window to the rear.

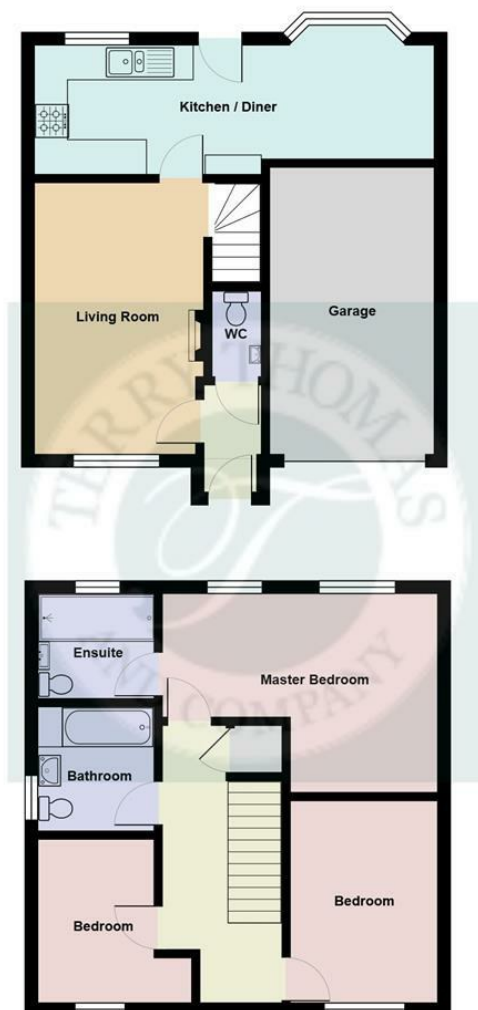
Rear Garden

To the front of the property, a tarmac driveway provides off-road parking for approximately two cars and leads to an integral garage with an up-and-over door. A pedestrian gated pathway to the side offers access to the beautifully landscaped rear garden. The garden features a paved patio area, which opens onto a decorative slate section, with a centrally positioned lawn surrounded by an attractive range of shrubbery and mature planting along the rear border. The garden enjoys a peaceful outlook, backing onto open countryside. A pathway to the side leads to a timber lean-to with pedestrian door access at both the front and rear, providing additional storage or utility space.





Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band:

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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