

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 £274,950

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

15'3" x 9'10" (4.65m x 3.00m)

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.

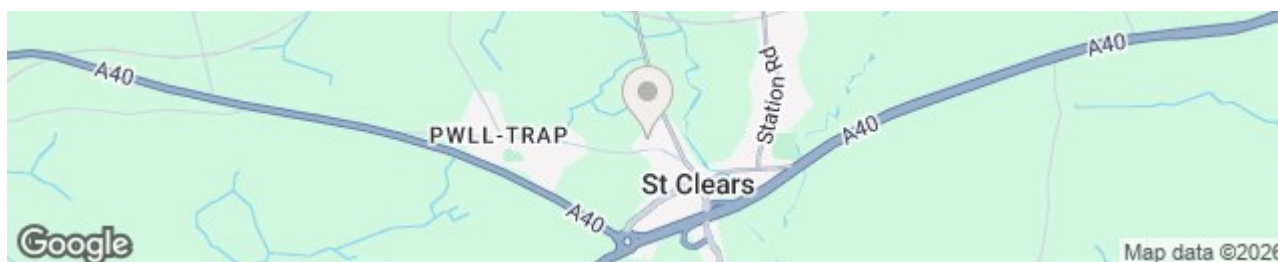
En-suite

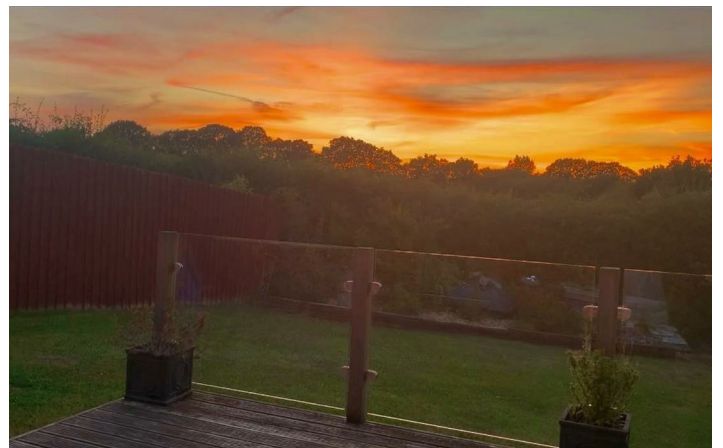
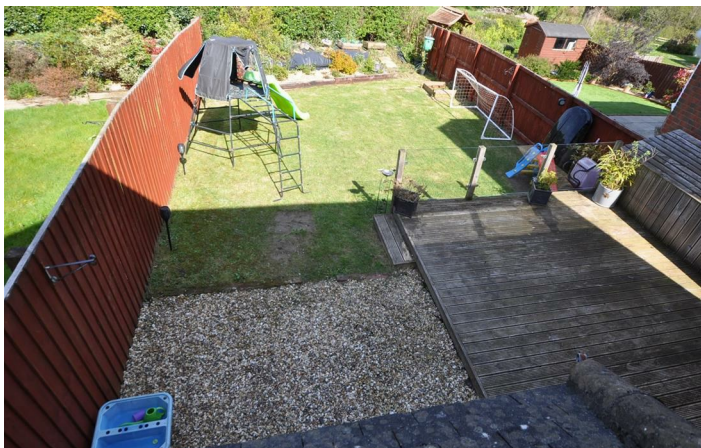
7'1" x 5'7" (2.16m x 1.71m)

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.

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