

*Lovely Quiet Cul De Sac Location on the Edge of The Popular Town of St Clears. Spacious Bungalow & Grounds with Large Detached Garage, Parking and Gardens. Main Bedroom with En*



2 Gerddi Mair, St Clears, St. Clears, Carmarthenshire. SA33 4ET.

**£299,950 Offers in Region of**

**R/4437/NT**

\*\*\*NO ONWARD CHAIN\*\*\* Lovely location in a quiet cul de sac on the edge of St. Clears Town.\*\*\* Spacious well built detached bungalow offering good sized light and roomy accommodation and in good decorative order. \*\*\* The property offers a great opportunity for retirement or family occupation.\*\*\* Good sized garden area with detached garage and workshop area to rear of garage and ample parking area suitable for caravan/mobile home etc. The property has electric heating and double glazing, lovely patio area and the plot is level for easy maintenance. \*\*\* No Onward Chain.\*\*\*

Lovely Convenient Location. Viewing Recommended.



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**CARMARTHEN**  
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Carmarthenshire, SA31 3AD  
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## Location

St. Clears is a lovely rural town offering excellent facilities with shops, school, leisure centre and lovely eateries. A superb cul de sac and quiet location is enjoyed by the property and gives easy access to the Main A 40 dual carriageway which is 10 miles from the County & Market Town of Carmarthen offering schools, eateries, national and traditional retailers, Lyric Theatre and cinema. Mainline rail station. The location also gives easy access to the West Wales Coastline and the popular destinations of Saundersfoot 15 miles and Tenby 17 miles. Laugharne is 5 miles approx. famed for its Dylan Thomas poet connections, castle and eateries. Pendine Beach is 10 miles well known for its land speed records and museum of speed etc.

## Reception Porch

Door to

## Hallway

Store Cupboard, Loft Access with partly boarded loft and doors to

## Bedroom 2

3.34m x 2.4m (10' 11" x 7' 10")

Electric Heater and double glazed window to front. Fitted wardrobe and over bed cupboards.



## Master Bedroom

3.7m x 3.3m (12' 2" x 10' 10")

Fitted wardrobe, electric heater and double glazed window to front.



## En Suite

2.4m x 1.1m (7' 10" x 3' 7")

Shower Cubicle, WC, Wash Hand Basin, opaque double glazed window to side.



## Bedroom 3

3.1m x 3.7m (10' 2" x 12' 2")

Electric heater, double glazed window to rear. Fitted wardrobe.





### Family Bathroom

2.36m x 1.94m (7' 9" x 6' 4")

Paneled bath with shower and curtain over. Wash hand basin and WC. Opaque double glazed window to rear. Localized wall tiles and extractor fan.



### Living Room

4.3m x 4.7m (14' 1" x 15' 5")

Double glazed window to front and side. Feature fireplace with electric flame, electric wall heater. Opening to



### Dining Room

4.23m x 3.04m (13' 11" x 10' 0")

Double glazed window to side and electric wall heater. Patio doors to kitchen.



### Inner Hallway / Utility

Plumbing for washing machine. Store Cupboard and door to





### Kitchen

4.3m x 4.7m (14' 1" x 15' 5")

Range of base units with worktops over and matching wall units including display cabinets. Stainless steel sink unit with single drainer. Electric oven and grill, 4 ring bottle gas hob. Plumbing for dish washer. Space for fridge and tumble drier. Double aspect to rear and side.



### Large Garage

3.06m x 7.53m (10' 0" x 24' 8") & 7m x 4.48m (23' 0" x

14' 8")

Up and over door, window and pedestrian door access to side. Opening to rear to further store area 3.06m x 7.53m

### Externally

Tarmac drive and parking area to side of property with capacity for multiple cars or room for caravan, motor home etc. Front lawned garden and rear patio garden and garden store shed. Level lawned garden and raised borders to rear.



**Services & Tenure**

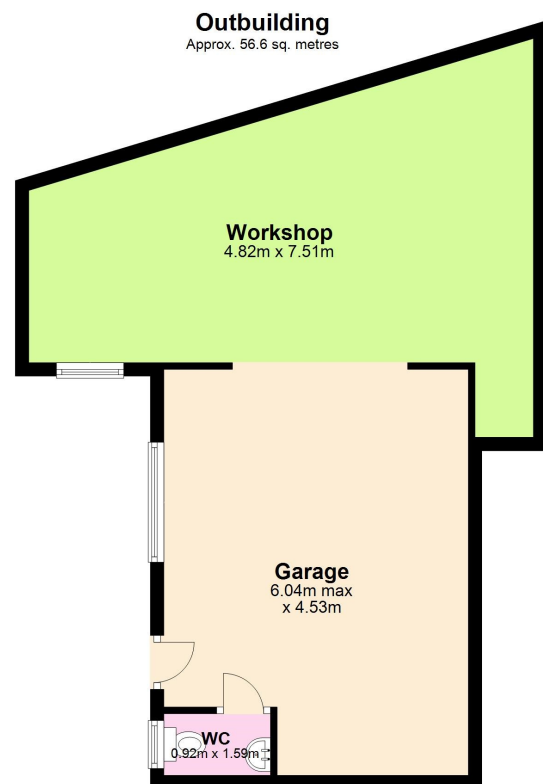
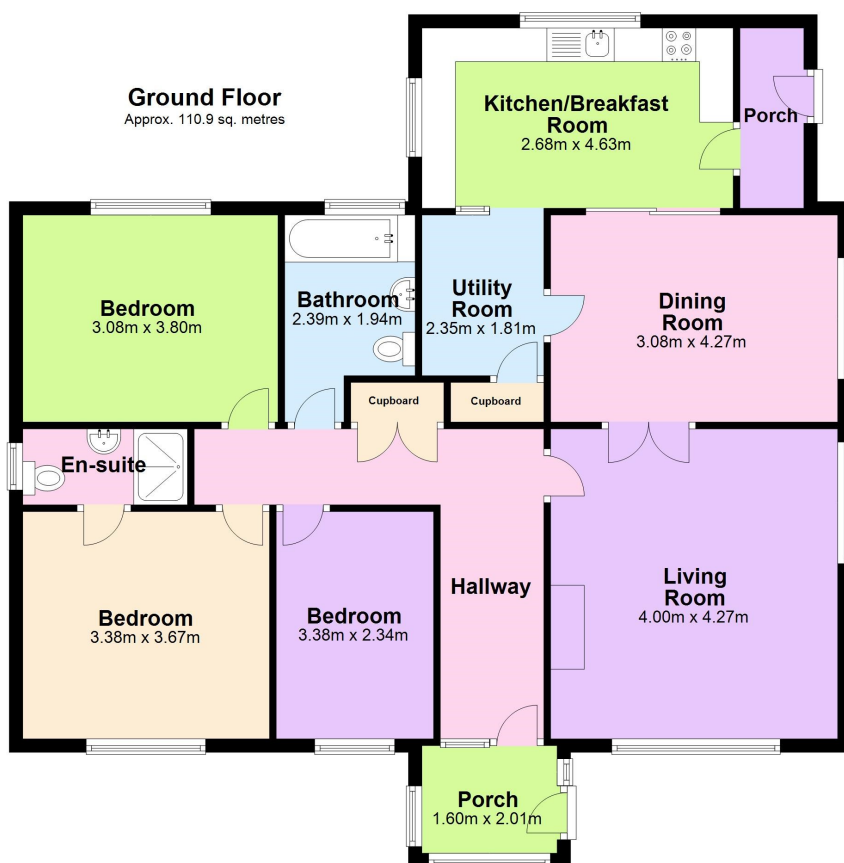
Mains water, electric and drains. Electric heating. We are informed that the property is Freehold.

**Council Tax**

The property is listed under the local authority of Carmarthenshire County Council. The council tax band for this property is - E

**Money Laundering Regulations**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.



Total area: approx. 167.5 sq. metres

This floorplan is for illustrative purposes only and is not drawn to scale.  
Plan produced using PlanUp.

**2 Gerddi Mair, St. Clears, CARMARTHEN**

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage.

**Heating Sources:** Electric.

**Electricity Supply:** None.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**Construction Type**

Timber frame construction

**EPC Rating:** D (65)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

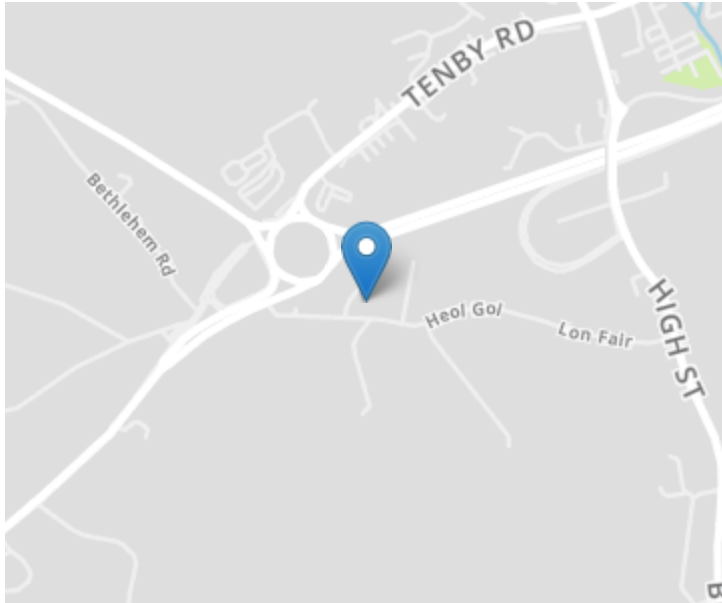
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



## Directions


Directions: From Carmarthen take the A 40 west towards St. Clears. travel 10 miles and take the slip road towards Laugharne and at the T Junction turn right towards Laugharne. Carry on 50 yards and turn right posted Gerddi Mair. Continue on up the hill and at the brom turn second right and the property will be found on the right hand side shown by a Morgan and Davies For Sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

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