

*Ideal First Time Purchasers Property or Investment. Spacious & Well Presented With Double Glazing, Gas Central Heating, Rear Garden and Parking. Viewing Recommended.*



19 Cae Gwyrdd, St Clears, Carmarthen. SA33 4BE.

£220,000

R/5133/NT

Lovely well presented modern property ideal first time purchasers or investment property. Situated on a mature cul de sac within St. Clears a level walk from shops and local amenities. The property offers comfortable living, downstairs toilet, Large living room with large patio doors out to garden and patio area. Kitchen / dining room with a good range of kitchen units. 3 good sized bedrooms and bathroom compliments the property well. Enclosed rear garden and parking area the property is well suited for a young family etc. Double glazing and gas central heating with excellent C rating EPC offering 104 square meters of floor space.



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## Location

An ideal location in a quiet cul de sac location. The town offers excellent facilities including Traditional & National retailers, junior school (Nearby), Lovely eateries and public houses. A 40 dual carriageway connection giving easy access to Carmarthen with good shopping facilities also the popular coastal destinations of Laugharne 6 miles, Pendine is 11 miles and Tenby and Saundersfoot.

## Hallway

Double glazed door, tiled floor, staircase, understairs recess and doors to



## Cloakroom

WC, and wash hand basin, tiled floor, opaque window to side.



## Kitchen / Dining

4.19m x 3.62m (13' 9" x 11' 11")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Plumbing for washing machine, electric oven and hob with extractor fan over. Alpha gas boiler, Three quarter length double glazed window to front and radiator.





## Living Room

5.81m x 3.85m (19' 1" x 12' 8")

Patio doors to rear, electric fire with surround mantle and TV shelf to side. 2 x Radiators and wood style flooring.



## Landing

Loft access, radiator and doors to



## Bedroom 1

4.26m x 3.14m (14' 0" x 10' 4")

Window to front and radiator.



### Bedroom 2

3.79m x 3.14m (12' 5" x 10' 4")

Window to rear and radiator.



### Bedroom 3

2.48m x 2.41m (8' 2" x 7' 11")

Window to rear and radiator.



### Bathroom

2.48m x 1.96m (8' 2" x 6' 5")

Panelled bath, WC, wash hand basin, shower cubicle, radiator and opaque double glazed window to side.



### Externally

Side pedestrian access leading to the rear Enclosed garden to rear and lovely patio area off the back of the house. South facing with sunshine most of the day. External power point and water tap. Allocated

parking area.



### **Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and gas central heating.

### **Tenure**

Freehold with vacant possession on completion.

### **Council Tax**

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: C.

### **Money Laundering**

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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Off Street.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (78)

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

**Flooding Sources:**

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

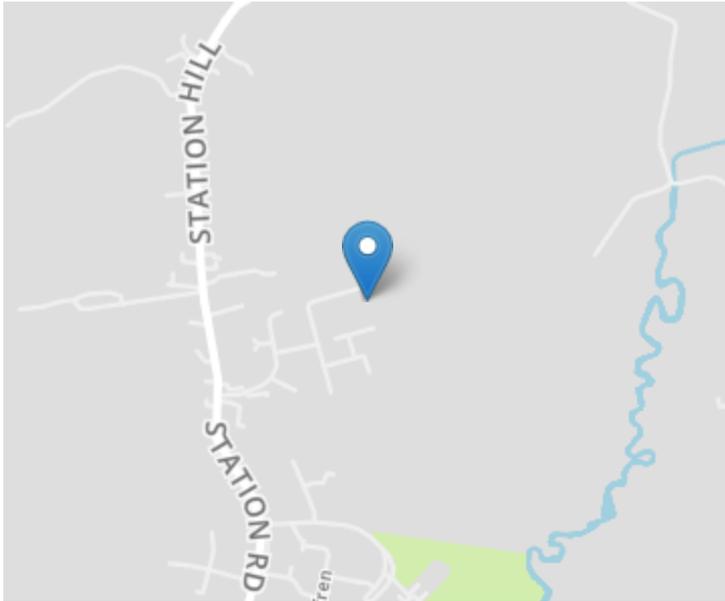
**Any risk of coastal erosion?** No

**Is the property listed?** No

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

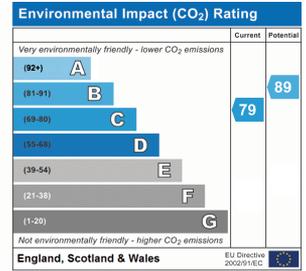
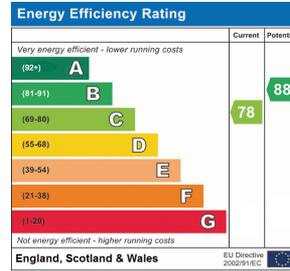
**Any easements, servitudes, or wayleaves?** No

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



### Directions

From Carmarthen take the A 40 west towards St. Clears. After 10 miles at the main roundabout take the 3rd junction off into St. Clears. At the traffic light straight on and pass the chippy and Nisa shop, Black Lion Public house and turn left into Station Road. Carry on up Station Road and turn right before the Railway crossing into Cae Gwyrdd



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

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