

*Luxurious NEW HOMES DEVELOPMENT - 4 bed detached House in sought after village location. St Clears- West Wales*



44 (Plot 22) The Grantham, Priory Fields, St Clears, Carmarthenshire. SA33  
4FF.

£449,950

R/4991/RD

**\*\*Brand new 4 bed detached home\*\*** Highly efficient homes with low running costs\*\* Private off-road parking or garage (where applicable)\*\* Finished to high specification\*\*Secure yours early for an opportunity to select your own kitchen, bathrooms and flooring!\*\*Walking distance to village amenities\*\* St Clears\*\*Renowned & highly reputable local developer\*\*Help To Buy Available on selected homes\*\*Early reservations recommended\*\* Exceptional build standard\*\* Well thought out internal layouts\*\* Wonderful woodland setting & landscape\*\* mains gas heating\*\* Electric car charging points\*\*

**\*\*THESE WON'T BE AROUND LONG!!\*\***

Plots Available: 22 / 48 / 50



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**CARMARTHEN**  
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## OBSIDIAN PROPERTY

Obsidian Property Developments is a progressive, innovative developer whose three founders have a combined total of more than seven decades' experience in the property industry. We place an emphasis on integrity and excellence and are committed to creating distinctive, high-quality homes that are a joy to live in.

We have created a friendly, fun, thriving and effective work environment for our trusted team, who work with determination and attention to detail to deliver excellence for our discerning purchasers. We do this at affordable prices, always striving to understand our clients' needs, and we take huge pride in handing over the keys to the excited buyers on completion.

Our core commitment is to ensure that our buyers are completely satisfied, and we relentlessly strive to build on our solid reputation.



## LOCATION

Discover the quaint charm and rich history of St Clears, a picturesque town nestled on the banks of the River Tâf in Carmarthenshire, Wales. With roots dating back to ancient times, St Clears boasts landmarks such as the medieval St Clears Castle and the 12th-century church of Saint Mary, offering a captivating glimpse into its historical tapestry. Centrally located at the crossroads of major roads, including the A40 and A477, the town has long served as a hub for trade and transportation. Explore the scenic countryside with rolling hills, engage in outdoor activities, and partake in community events that celebrate local traditions. St Clears invites you to experience its welcoming community, local businesses, and the timeless beauty of its surroundings, making it an ideal destination for those seeking a tranquil retreat in the heart of Wales.

Throughout the year, St Clears comes alive with community events, fairs, and festivals that showcase local traditions and bring people together in celebration. Whether you're interested in exploring historical landmarks, enjoying outdoor activities, or simply savouring the warm community spirit, St Clears welcomes you to experience the best of Welsh charm and hospitality. As with many small towns, the charm of St Clears lies in its historical character, community spirit, and the natural beauty of its surroundings. If you plan to visit or learn more about the town, it's always a good idea to explore local resources or engage with residents to get a first-hand experience of the area.

Begin your journey by exploring the medieval remnants of St Clears Castle, a captivating testament to the town's rich past. Wander through the quaint streets, where local shops and markets beckon with unique finds, and engage with the welcoming community that contributes to the town's vibrant atmosphere. Visit the 12th-century St Mary's Church, an architectural gem that adds a touch of historical elegance to the landscape. As the countryside unfolds, embark on leisurely walks or more challenging hikes through rolling hills, immersing yourself in the natural beauty that surrounds the town. Keep an eye out for community events and festivals that bring the town to life, showcasing local traditions and fostering a sense of togetherness. For those seeking further exploration, venture to nearby attractions such as Carmarthen, Laugharne Castle, or the picturesque coastal beaches. Conclude your day by savoring local cuisine in St Clears' restaurants and pubs, enjoying traditional Welsh dishes and the warmth of the community.

In St Clears, each step is a journey through history, nature, and the heartwarming spirit of Welsh hospitality.

## **BUILD SPECIFICATION**

### **KITCHEN**

A comprehensive range of cabinets available within a Shaker Design.

Possible upgrade design choices included on appliances, worktops, door colour and styles.

As standard each kitchen will include: - Ceramic hob, electric single oven, Chimney cooker hood.

### **BATHROOM FEATURES**

Contemporary sanitaryware will be installed throughout with chrome fittings.

Chrome radiators in all bathroom and En-suites.

Tiles – Floor and wall tiles included as per scheduled areas.

Additional tiling can be requested as a chargeable extra.

The purchaser will have a choice of tiles from our standard range.

Cloakrooms will have splash back tiling above the basin only, no flooring.

### **FLOORS**

Bathroom & Ensuite – Floor tiles

All other flooring – Buyers Responsibility

### **INTERNAL FINISHES**

Stairs with oak handrail and newels and spindles painted white.

White finished internal doors.

Polished chrome ironmongery.

Skirting Board - 100mm Pencil round down & upstairs

Architrave – 50mm Pencil round down & upstairs

### **HEATING ELECTRICAL & LIGHTING**

Spotlights to bathrooms, kitchen areas, (for lighting layout, please see your Sales Negotiator).

Thermally efficient gas central heating with thermostatically controlled radiators.

Mains electric supply smoke detectors.

TV points fitted to lounge and master bedroom.

### **ENERGY**

EPC A rated property, highest EPC rating possible.

Solar Panels fitted to roof.

Battery storage.

Car charging point.

### **EXTERNALLY**

Combination of brick or smooth render. Dependent on plot

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Marley tiles.

All windows U-pvc

Front doors are U-pvc style with chrome furniture.

Fitted Lantern as standard to the front door and sensor light to rear patio door.

1.8m featheredge fence to surround the rear and side boundaries to the developer's discretion.

Rear gardens to be top soiled.

Outside tap.

### **SECURITY & PEACE OF MIND**

10-year structural new home warranty ICW warranty

Sprinkler system.

Security lighting to front and rear.

Mains linked smoke and carbon monoxide detectors.

## **GROUND FLOOR**

### **Kitchen**

4.61m x 3.34m (15' 1" x 10' 11")







## Dining

3.78m x 2.4m (12' 5" x 7' 10")

## Lounge

4.75m x 2.48m (15' 7" x 8' 2")



## Utility

2.16m x 1.78m (7' 1" x 5' 10")



## Study

2.16m x 2.03m (7' 1" x 6' 8")

## W.C.

0.98m x 2.10m (3' 3" x 6' 11")



**FIRST FLOOR**

**Master Bedroom**



3.52m x 4.90m (11' 7" x 16' 1")

**En Suite**

2.22m x 1.73m (7' 3" x 5' 8")

**Bedroom 2**

4.01m x 3.01m (13' 2" x 9' 11")

**Bedroom 3**

3.29m x 2.50m (10' 10" x 8' 2")

**Bedroom 4**

2.71m x 2.62m (8' 11" x 8' 7")

**Family Bathroom**

1.96m x 2.18m (6' 5" x 7' 2")

**INTERNAL FLOOR PLANS**

Internal floor plans may be subject to alteration. Computer generated images are for illustrative purposes only. \*

Dimensions listed are maximum

**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.

**VIEWINGS**

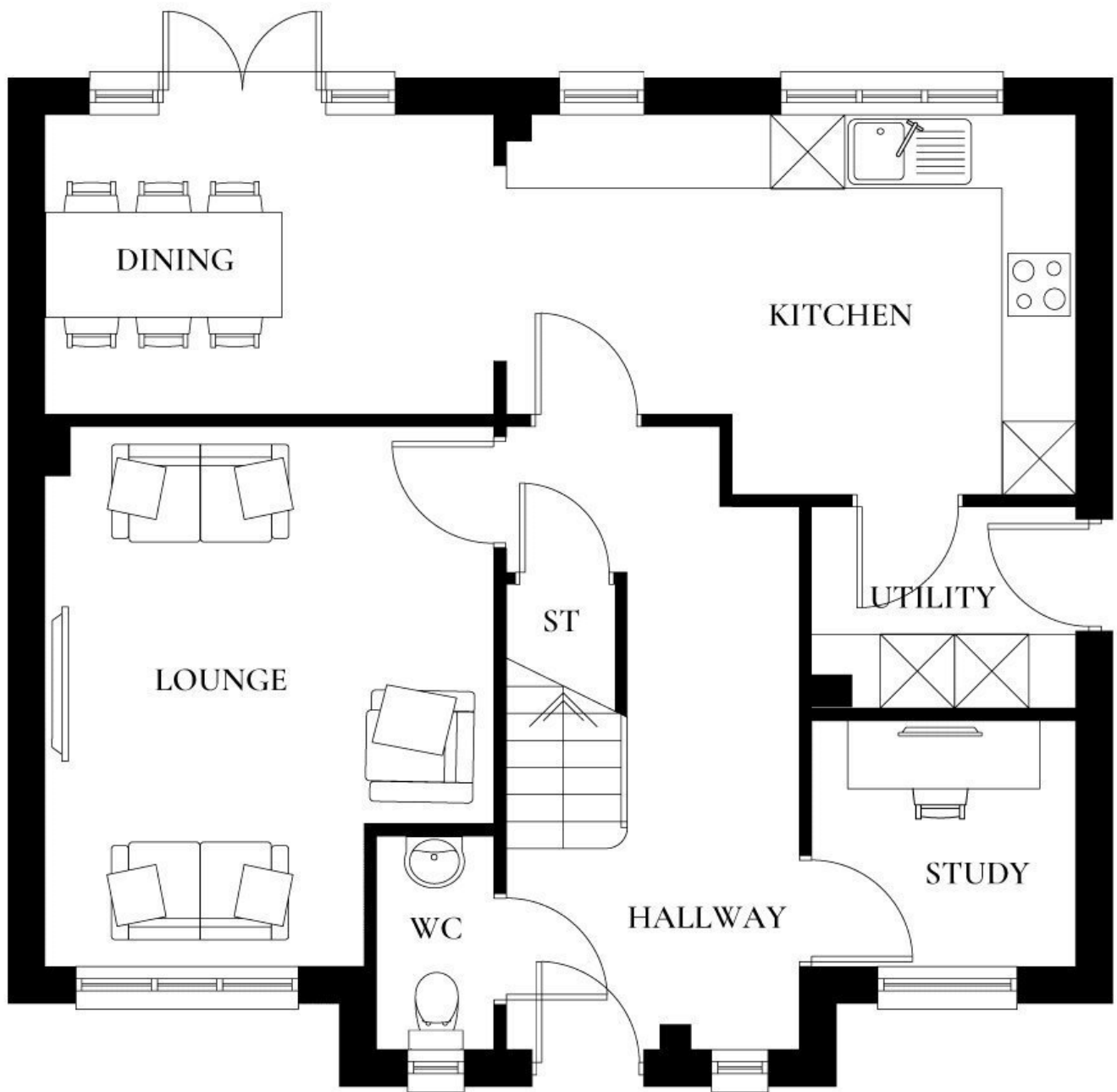
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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'.

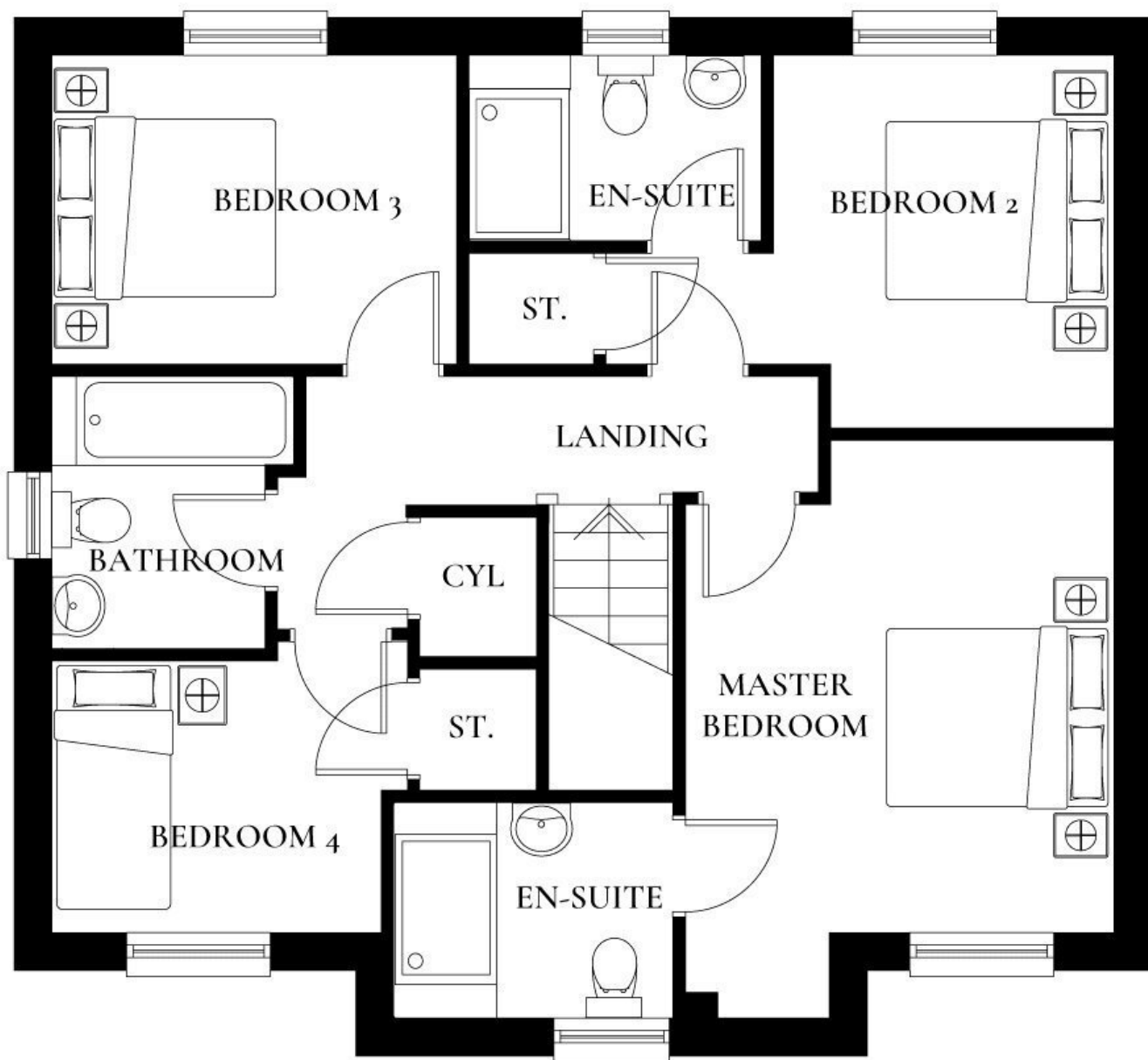
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**Services**

Mains water, electricity and drainage. Solar Panels. Air source central heating. Car charging point









## MATERIAL INFORMATION

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**Parking Types:** Driveway. EV Charging. Garage. Private.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

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

**Flooding Sources:**

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

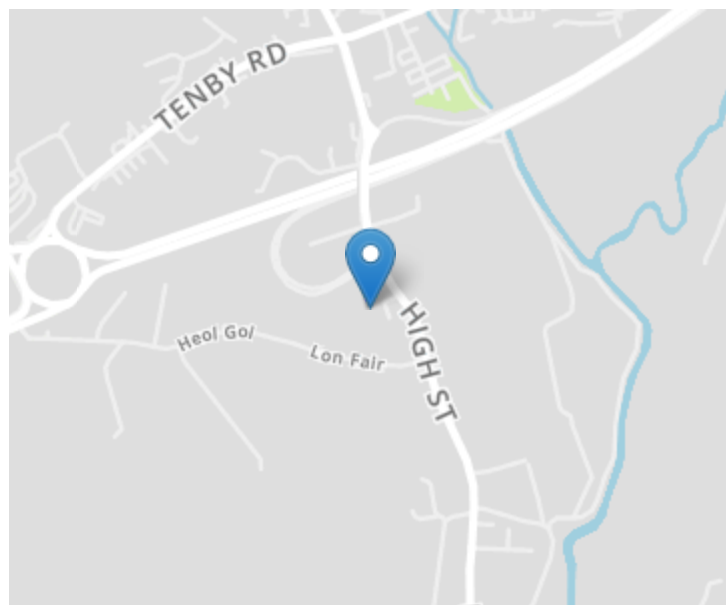
**Any risk of coastal erosion?** No

**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



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

**Carmarthen Office**  
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