

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



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

£325,000

R/4437/NT

*** 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 is in need of some modernisation but offers a great opportunity for retirement or family occupation.*** Good sized garden area with detached 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. ***



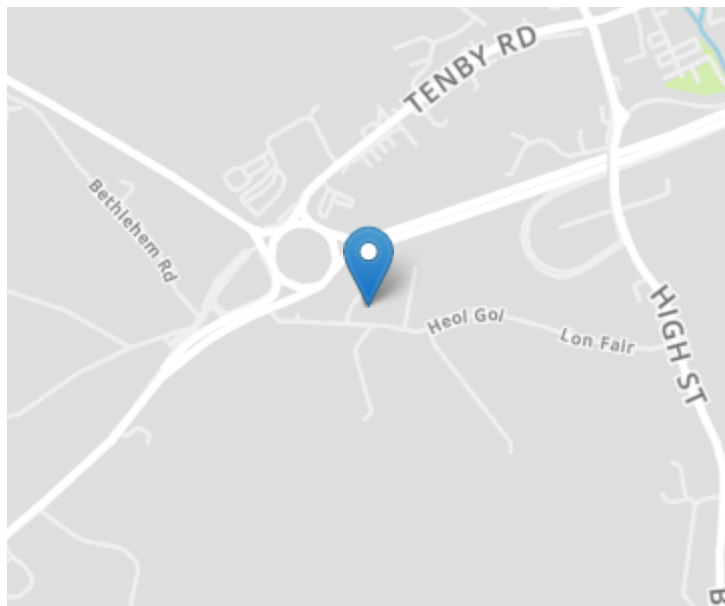
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk



Master Bedroom

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.



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

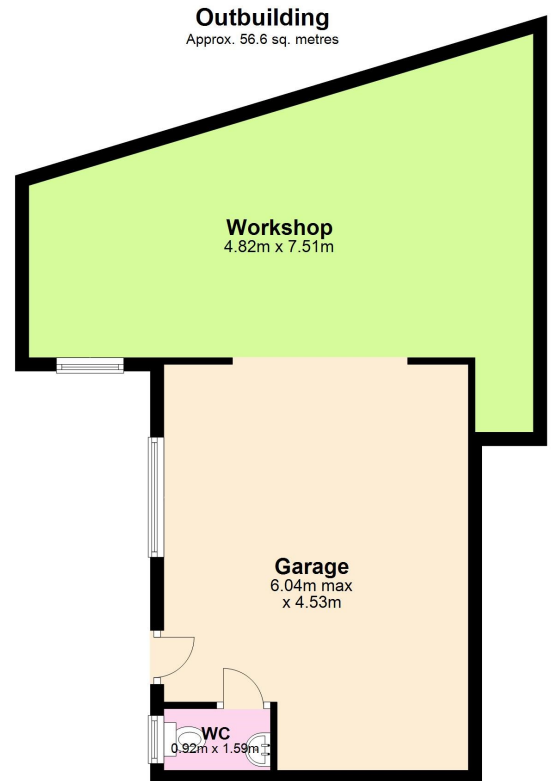
Mains water, electric and drains. Electric heating. We are informed that the property is Freehold.

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

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

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - 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

For further information or to arrange a viewing on this beautiful property, contact us:

Carmarthen
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



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