

Modern Detached Family Home on Outskirts of St. Clears Town. Garage, Garden & Drive in Popular Cul De Sac Location. Superbly Presented and Early Viewing is Highly Recommended.



32 Cefn Maes, St Clears, Carmarthen. SA33 4DA.

£240,000

R/4398

*** No onward chain. *** The property is superbly presented and in good decorative order throughout. *** Offering light and roomy accommodation with lovely wooden floors, double glazing, gas central heating, well kept enclosed rear garden and integral garage and drive. *** The property is an ideal investment for any family occupancy with early viewing recommended.*** An established development on the edge of St. Clears Town which offers good day to day facilities and well placed for visiting the Pembrokeshire and Carmarthenshire coastline. ***



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CARMARTHEN
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Location

Situated on the outskirts of St. Clears Town which offers excellent facilities including junior school, eateries, shops and leisure facilities. A 40 dual carriageway connection to the county and market town of Carmarthen (10 Miles) and for heading west towards the popular coastal destinations of Saundersfoot and Tenby. Laugharn famed for its Dylan Thomas Poet connections is 5 Miles and a further 5 miles is Pendine sands well known for its land speed records and now having the museum of Speed. A great location for access to the superb destinations along the Coastline of West Wales.

Hallway

1.65m x 1.2m (5' 5" x 3' 11")

Entrance door, tiled floor, radiator, doors to

Cloakroom

1.47m x 0.91m (4' 10" x 3' 0")

Low level WC, wash hand basin.

Living Room

3.43m x 2.97m (11' 3" x 9' 9")

Double aspect to front and side, Wood style flooring, 2 radiators, staircase to first floor, door to:



Kitchen / Dining Room

6.6m x 2.4m (21' 8" x 7' 10")

External door and Bay window and double glazed windows

to rear, range of base units with worktop over and matching wall units. 1&1/2 bowl stainless steel sink with drainer and mixer tap. Integrated electric oven and 4 ring gas hob with extractor over. Space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, 2 radiators and wood style flooring.





Landing

Landing with loft access, double glazed window to front, fitted airing cupboard and doors to:

Bedroom 1 En Suite

2.57m x 3.66m (8' 5" x 12' 0")

2 double glazed windows to rear with views, radiator, door to:



En Suite

2.13m x 1.83m (7' 0" x 6' 0")

Double glazed window to rear, shower cubicle, WC, wash hand basin, radiator.

Family Bathroom

2.08m x 1.68m (6' 10" x 5' 6")

Double glazed window to side, panel bath with shower over and side screen, wash hand basin, WC, localised wall tiles, heated towel rail.



Bedroom 2

2.8m x 1.98m (9' 2" x 6' 6")

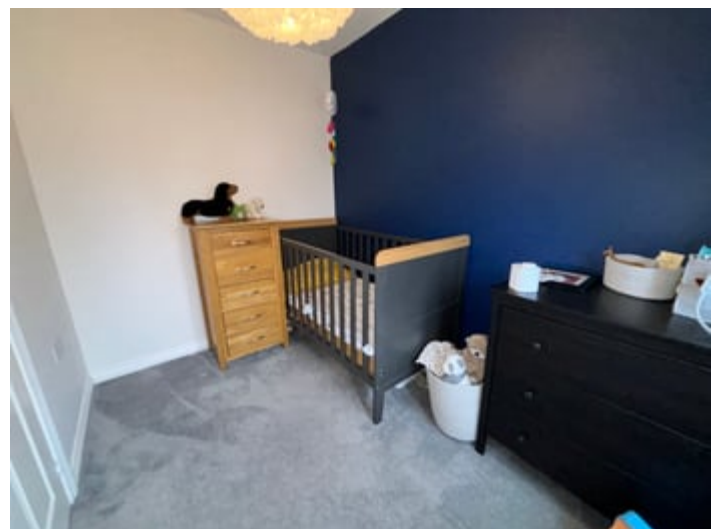
Double glazed window to front, fitted cupboard, radiator.



Bedroom 3

3.48m x 2.57m (11' 5" x 8' 5")

Double glazed window to front, radiator.



Externally

Tarmac Driveway leads to Garage Up and over door, light and power points. Rear enclosed garden is of a good size

with patio seating area and lawned garden and garden shed.



Services & Tenure

Mains Water, electric, gas and drains.

The Property is Freehold.

Council Tax Band

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

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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

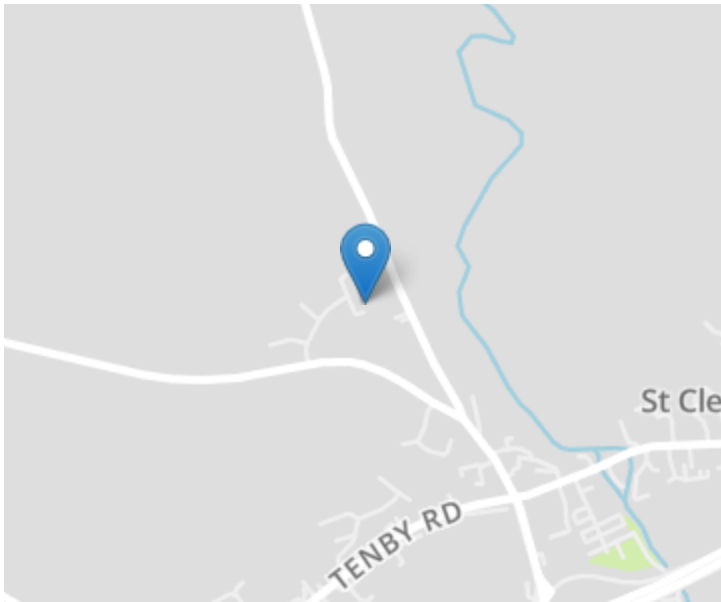
Directions


Directions : Take the A 40 dual carriageway west towards St. Clears. After 10 miles towards Laugharne and at the T Junction left to St. Clears. Turn 1st left and drop down to the traffic lights and carry straight on Towards Pwll Trap. Carry on up the hill and turn right into Cefn Maes carry on and turn 1st right and carry on and the property will be found on the left hand side.

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' .

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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