

Beautiful Family Home with Spacious Accommodation. Large Light & Roomy with Option for 4th Downstairs Bedroom. Ample Parking, Good sized Grounds & Gardens, Fish Pond & Stream.



Meadows End, Ffynnongain Lane, St Clears, Carmarthen. SA33 4AR.

£500,000

R/4860/NT

An elegant property tucked down at the end of a country lane on the edge of Pwll Trap village on the outskirts of St. Clears town. If you are looking for space then this is the property for you. With both internal large rooms offering plenty of natural light beaming through the picture windows, light, roomy with an easy option for a downstairs bedroom, 3/ 4 reception rooms. The property is well presented and in good decorative order. Master bedroom having dressing area, walk in wardrobe and en suite. Externally a stream at the end of the garden, fish/ wildlife pond, beautifully maintained grounds and gardens, ample parking and turning area with garage, workshop and store shed. Mature grounds giving a lovely countryside feel. 1 Mile St. Clears and A 40 road connection.



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Location

Pwll Trap Village has its own village pub and is a short walk from St Clears. St. Clears has excellent day to day facilities including traditional shops, eateries, leisure facilities and A 40 dual carriageway connection to Carmarthen and the popular Pembrokeshire destinations of Tenby and Saundersfoot. Laugharne famed for its Dylan Thomas poet connections is 6 miles and a further 5 miles is Pendine Beach famed for its land speed records and now transformed with its museum of speed.

Hallway

3.6m x 3.24m Max. (11' 10" x 10' 8")

French doors with side glazed panels, wood style flooring, wall lights, under stairs recess and cupboard. Radiator and double doors to



Lounge

5.7m x 4.1m (18' 8" x 13' 5")

Double glazed window to front. Feature fireplace with wooden shelf area to front and side. Radiator, wood style flooring. Wall lights.



Kitchen / Dining Area

3.9m x 7.7m (12' 10" x 25' 3")

Range of base units with worktops over and matching wall units including a display cabinet, wine rack and plate rack. Double ceramic Belfast style sink. Rangemaster Leisure cooking range with double oven and grill, electric hob with 6 rings and hot plate. Extractor fan over. Fitted dishwasher and fridge. Double aspect to front and side. Radiator. Part wood style flooring and tiled floor. Glazed panel rear door. Double doors to





Sun Room

3.5m x 5.1m (11' 6" x 16' 9")

Quad aspect to side, front and rear. Radiator. French doors to side. Wood style flooring.



Inner Hallway

Coat Hanging area and door to

Utility

2.565m x 3.3m (8' 5" x 10' 10")

Base unit with worktop over and stainless steel sink unit with single drainer. Plumbing for washing machine. Radiator. Window and rear door. Store cupboard and door to separate WC and wash hand basin.



Office / Bedroom 4

5.6m x 3.4m (18' 4" x 11' 2")

Radiator and French doors to side. Wood style flooring.



Galleried Landing

Overlooking the Hallway. Double glazed picture window to front. Double doors to

Master Bedroom

3.9m x 5.4/ 7.7m (12' 10" x 17' 9")

Double glazed window to front and side. 2 x Radiators.

Doors to Walk in wardrobe 2.55 x 2.1m. Door to



Walk in Wardrobe



En Suite

1.7m x 2.1m (5' 7" x 6' 11")

P shaped bath with side screen and shower over.

Pedestal wash hand basin. WC. Airing cupboard with radiator. Wall and floor tiles.



Bedroom

4.74/ 5.67m x 3.45m (15' 7" x 11' 4")

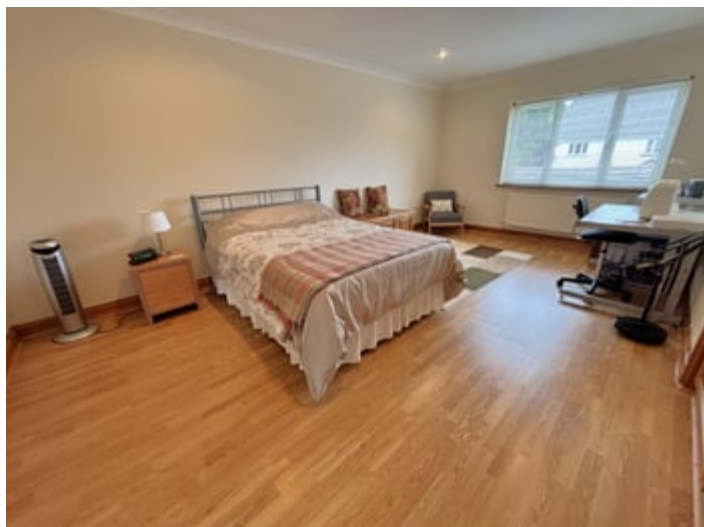
Double glazed window to front. Fitted wardrobes with 3 doors. Radiator.



Bedroom

5.6m x 3.5m (18' 4" x 11' 6")

Double glazed window to side. Fitted wardrobe with 2 x doors. Radiator. Wood style flooring.



Family Bathroom

3.56m x 2.1/ 4.3m (11' 8" x 6' 11")

Bath with mixer tap and shower attachment. Shower cubicle. Vanity wash hand basin. WC. Localized wall tiles. Chrome towel radiator. Opaque double glazed window to rear.



Garage

5.6m x 4.3m (18' 4" x 14' 1")

Electric roller door. Side pedestrian access and window to side.

Externally

Tarmacadam drive and parking/ turning area. The garden area to the front has scattered shrubs and flowers and is bounded by a stream along with having a wildlife pond. Off to the side of the property is a lawned garden with a workshop at the end. The property is bounded to rear by a railway track. Mature broadleaf trees are scattered around the property giving plenty of privacy.







Services

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

Tenure and Possession

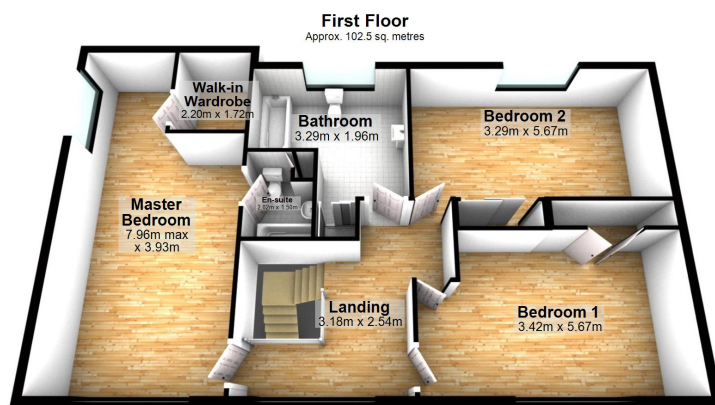
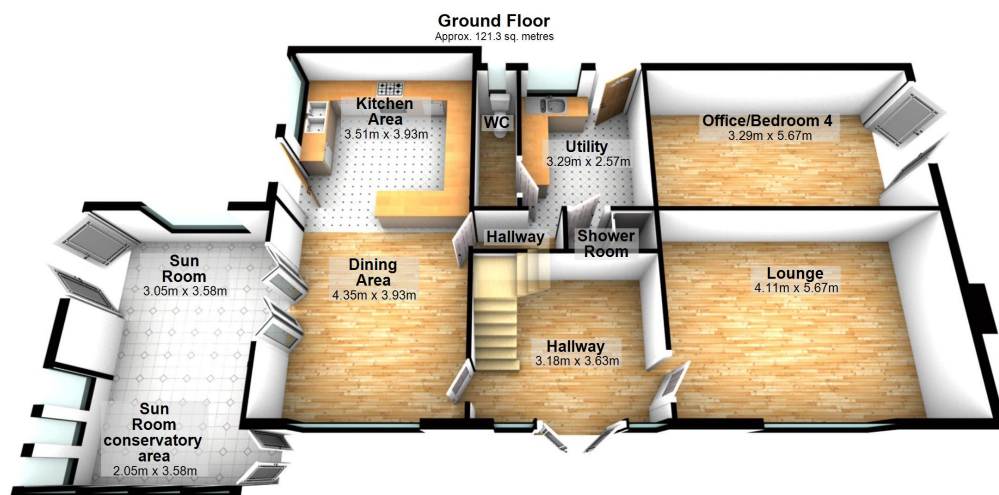
We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

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

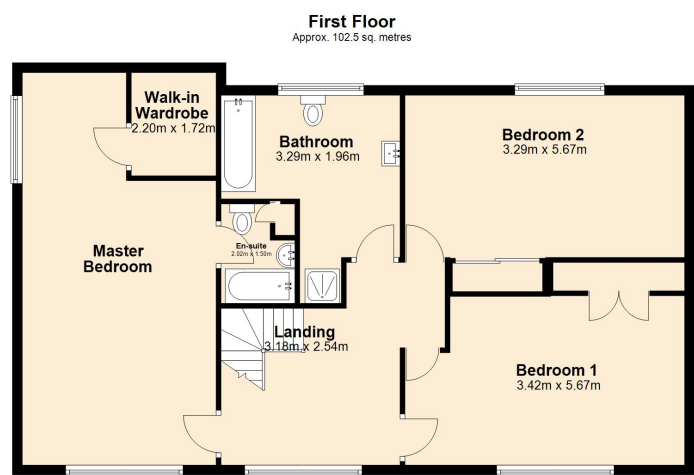
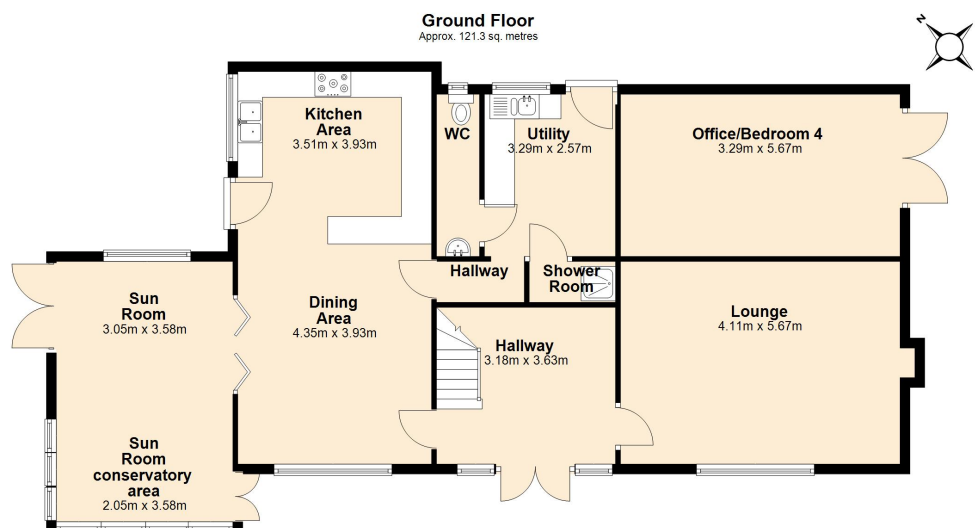
Money Laundering Regulations

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



Total area: approx. 223.8 sq. metres

The measurements and dimensions are approximate and for illustrative purposes only. They are visual aids to help the buyer gain a feel of the layout and flow of the property.
Plan produced using PlanUp.



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MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (61)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

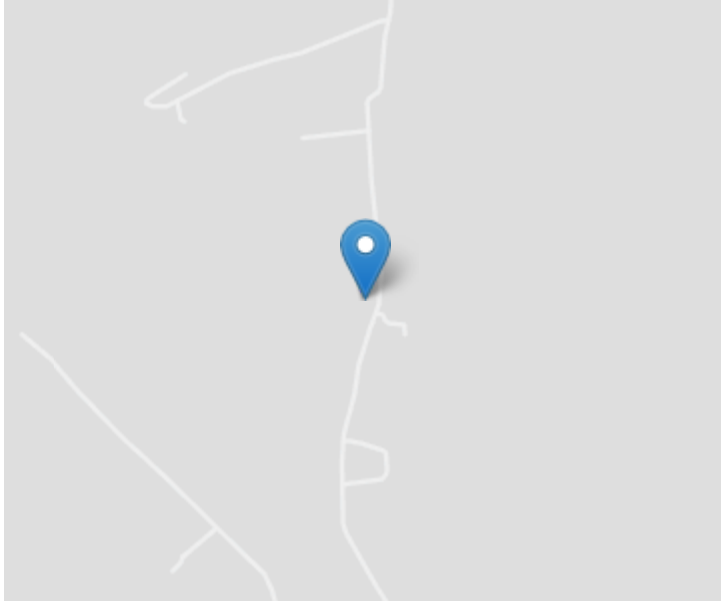
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?
No

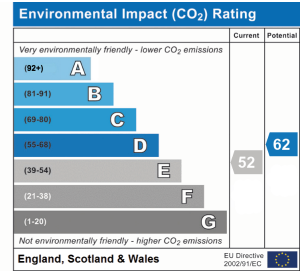
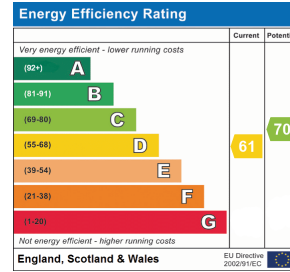
Any easements, servitudes, or wayleaves? No

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



Directions

Directions : From Carmarthen take the A 40 west to St. Clears. At the main roundabout take the last 3rd junction off towards Town centre. At the traffic lights turn left and continue on up the hill and into Pwll Trap village. Pass the White Lion public house and turn right into Ffynnongain Lane and continue straight on and at the end the property will be found on the left hand side.



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

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