



**jjmorris.com**  
Estate Agents

**9 Parc Llwyn Celyn, St Clears, SA33 4EB**

**Offers Over £299,950**

An executive style, modern detached house, located at the far end of a popular residential cul-de-sac, with no passing traffic, located just outside the town of St Clears in the hamlet of Pwll-Trap. This excellent property provides fabulous accommodation that is beautifully kept and presented throughout with 3 generous bedrooms, a master en-suite and an open plan kitchen/diner with French doors opening out to a superb large patio, hot tub and lawn garden. There is also a large living room, down stairs cloak room, lovely family bathroom, ample off road car parking space and a detached garage, which altogether makes this home ideal for a family or couple especially. Viewing is highly recommended to appreciate the quality and position this fantastic home offers.

## Situation

The property is situated on a popular modern residential development, within the small hamlet of Pwll-Trap, less than a mile or so from St Clears town centre which has a good range of shops, services and amenities. This location is also very convenient for accessing the main A40 road, linking to the larger towns of Carmarthen, Whitland, Narberth & Haverfordwest.

## Accommodation

Double glazed front door opens into:

### Entrance Hall



Stairs rise to first floor, radiator, doors open to:

### Cloakroom



Comprising a W.C, wash hand basin, radiator, frosted double glazed window to front.

## Living Room



Dual aspect double glazed windows to front and side elevations, electric fireplace, radiator, built in under stairs storage cupboard.

### Kitchen Diner





## First Floor Landing



Spindle balustrade, radiator, access to loft space, built in airing cupboard housing a gas combi boiler, doors to:

### Bedroom 1



Kitchen area fitted with wall and base storage units, worktops, breakfast bar, one and a half bowl stainless steel sink and drainer, integrated dish washer, 4 ring gas hob, splash back, extractor hood over, Walnut effect floor to ceiling storage cupboards incorporating an eye level electric oven and microwave oven, radiator, double glazed window to side, utility cupboard with plumbing for washing machine and space above for tumble dyer. Dining area with space for table and chairs, external double glazed French doors opening to the patio and garden, double glazed window to front and radiator.



Double glazed window to front, built in sliding wardrobes, radiator, door to:

### Em-Suite



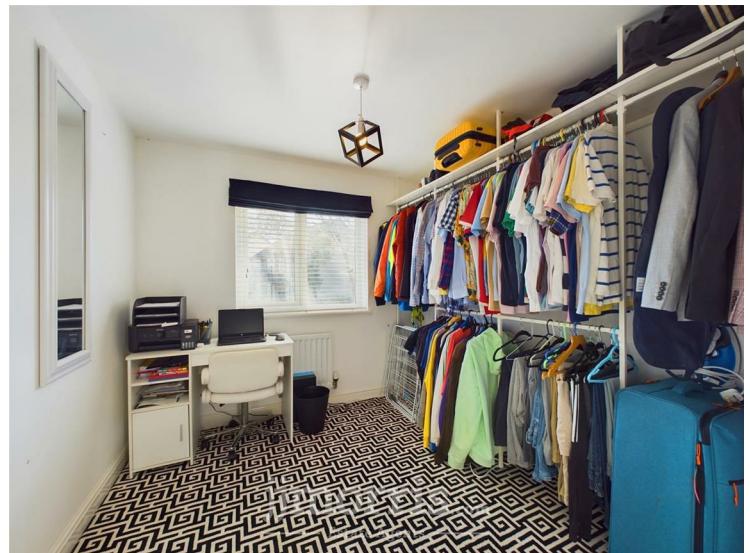
Comprising a W.C, wall mounted wash hand basin, shower cubical with sliding glass door, heated towel radiator, double glazed window to side.

### Bedroom 2



Double glazed window to front, radiator.

### Bedroom 3



Double glazed window to side, radiator,  
**Family Bathroom**



Comprising a bath with shower over, shower screen, W.C, wall hung wash hand basin, heated towel radiator, frosted double glazed window to front.

## Externally



The property is set at the far end of a cul-de-sac, being the last house with no passing neighbours, enjoying ample hard standing parking to the front and sides, plus access leads to its own detached garage. At the far side of the house is an enclosed good size garden with superb large patio providing seating/entertaining space. From the patio there is a good size lawn, timber built open building housing a large hot tub with mounted TV wall connection and space for a bar or seating area. Behind the garage is a useful enclosed storage area. At the rear of the house a pathway which leads around to both sides and with further storage area.

## Detached Garage



With a pitched roof, up and over door, power and lighting.

## Directions

From Narberth, travel along the main A40 road towards St Clears, turning left signposted for Pwll-Trap. Follow the road into the village and turn right into the Parc Llwyn Celyn development. Follow the road up and bear left at the first bend, which leads down to number 9.

## Utilities & Services.

Heating Source: Mains Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthen County Council

Council Tax: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///lightsdisposing.broadcast

## Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 14mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective

buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Likely & Data - Likely

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

Vodafone Voice - Likely & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## Floor Plan



Floor 0



Floor 1

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

