

# Terry Thomas & Co

ESTATE AGENTS



## Manheulog Bridge Street

St. Clears, Carmarthen, SA33 4EG

Renovated and modern double fronted stone cottage in the small town of St Clears. St Clears has many local amenities including a Doctors surgery, Chemist, public houses and local shop. St Clears also has a primary school. St Clears is a 10 minute drive to The Old market Town of Carmarthen. Manheulog briefly comprises of lounge/dining room, kitchen/breakfast room, 3 bedrooms and 1 bathroom.

**Offers in the region of £245,000**

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### Externally

A composite uPVC entrance door leading through to an open plan lounge/dining room

### Open plan lounge/dining room

overall 23'2" into recess x 13'5" (overall 7.08m into recess x 4.11m )

Two uPVC double glazed windows to fore with window shutters. Downlighting. Feature fireplace with attractive pointed exposed brick chimney breast and a stone hearth wood burner inset. Fitted handmade shelving to either side of the fireplace with storage cupboards under. Dog leg staircase leading to first floor. Two panel radiators with radiator covers. Sliding ledge and brace door through to the kitchen/breakfast room

### Kitchen/breakfast room

17'2" x 8'5" extending to 10'5" (5.25m x 2.58m extending to 3.18m )

A range of fitted base and eye level units with country cream door and drawer fronts and a matte finish granite effect work surface over the base unit incorporating a 1¼ bowl sink with a chrome mixer tap fitment. 'Stoves' fan assisted oven/grill. Four ring 'Logik' hob with a stainless-steel chimney extractor over. Multi coloured beige tiles between the base and eye level units. Plumbing for washing machine and space for fridge. Wine rack display cupboard. Double panelled radiator thermostatically controlled. LED downlighting. uPVC double glazed window to

the rear and uPVC double glazed door leading out to the side access and rear garden in turn. Understairs storage cupboard.

### First floor

Oak flooring, feature exposed beam ceiling and double-glazed Velux window to rear. Built in airing cupboard with bi-folding louvre doors. Panel radiator inset. Doors leading off to all bedrooms and bathroom.

### Bedroom 1

13'10" x 9'2" (4.22m x 2.81m )

Feature vaulted style ceiling with exposed beams, uPVC double glazed window to fore with Georgian bar effect. Double panelled radiator. Built in wardrobe.

### Bedroom 2

max 9'0" x max14'3" (max 2.76m x max4.36m )

Max 2.76m x max4.36m Feature vaulted style ceiling with exposed beams, uPVC double glazed window to fore. Double panelled radiator with radiator cover. uPVC double glazed window to fore.

### Bedroom 3

max 9'9" x 8'3" (max 2.99m x 2.54m )

Double glazed Velux window to rear. Single panel radiator.

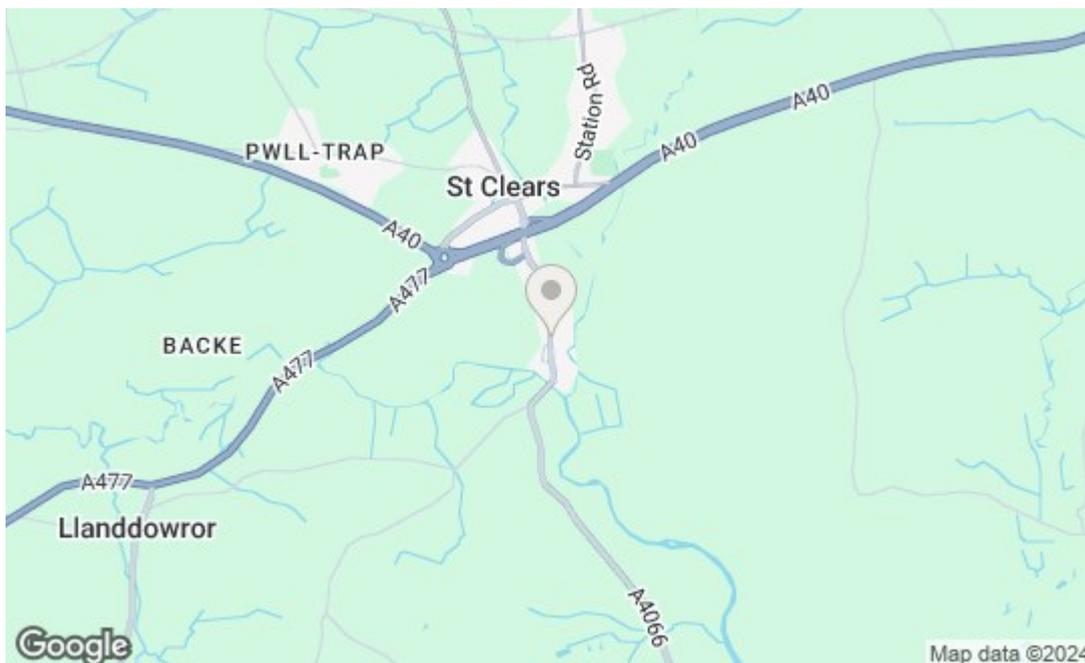
### Bathroom/shower room/WC

8'0" x 8'9" (2.44m x 2.68m)

A four-piece suite in white. A pedestal wash hand basin with tiled splash back, corner shower enclosure with a chrome mixer shower fitment. Close coupled economy flush W/C and a panelled bath. Wall mounted chrome ladder towel radiator. Double glazed Velux window to rear. Floor to ceiling tiled walls and inserts.

### Externally

To the rear of the property the property has the benefit of vehicular access leading onto a consolidated area providing parking for vehicles and leads up to a box profile sheeted garage/workshop. There is further large level garden area and in all combined with the driveway there could be potential for further planning consent subject to the necessary planning conditions. There is tiered masonry constructed landscaped garden area directly to the rear of the dwelling together with a pedestrian pathway to side.





# Floor Plan



**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** D

**Services:** Mains water, drainage and electricity.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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