

Terry Thomas & Co

ESTATE AGENTS



Castle View 6, Parc Clomendy Llansteffan, Carmarthen, SA33 5JD

Well presented detached family house, offering spacious and versatile accommodation throughout. Featuring an impressive open-plan kitchen/dining/family room with central island, lounge, home office, four bedrooms, and two bathrooms. Set on a generous corner plot with gated driveway, ample parking, and landscaped gardens. Situated in a sought-after cul-de-sac location within the popular village of Llansteffan, close to the coast and Castle.

Offers in the region of £549,000

Castle View 6, Parc Clomendy

Llansteffan, Carmarthen, SA33 5JD



Entrance

Slate grey fronted uPVC double glazed smoke glassed entrance door leading into the hallway

Hallway

Wood grain effect flooring. All internal doors are oak engineered wood. Doors leading off to open plan kitchen/diner, lounge, home office, understairs storage cupboard. Cloakroom/WC. Contemporary style wall mounted panel radiator, thermostatically controlled.

Cloakroom/WC

Wash hand basin with chrome mixer tap fitment and vanity cupboard under, a close coupled economy flush WC. Wall mounted chrome ladder towel radiator thermostatically controlled. uPVC double glazed smoke glass double glazed window to side. Vinyl wood effect flooring. Floor to ceiling tiled walls on one end. LED down lighting and extractor.

Lounge

5.63m x 3.84m

Double aspect room having uPVC double glazed windows to side and rear. Two contemporary wall mounted radiators, thermostatically controlled. Wood effect vinyl flooring, LED down lighting, TV connection point.

Home office

2.25m x 2.34m

Wood effect vinyl flooring. Wall mounted contemporary radiator. uPVC double glazed window to the fore.

Open plan kitchen/dining/family room

22'4" x 13'10"(max) narrowing to 13'6" (6.83m x 4.22m(max) narrowing to 4.12m)

The kitchen boasts a stylish range of contemporary base units with slate grey gloss door and drawer fronts, complemented by light grey eye-level cabinetry. Solid granite work surfaces incorporate a stainless-steel one-and-a-half bowl sink with a matching granite splashback.

A striking central island with breakfast bar provides additional storage and workspace, finished with coordinating base cupboards. Appliances include a Neff five-ring induction hob with stainless-steel chimney-style extractor above, a fully integrated dishwasher, integrated chrome mixer tap fitment. Close coupled economy flush larder fridge and freezer, and centrally positioned Neff microwave oven alongside a Neff fan-assisted oven/grill. The room benefits from two wall-mounted contemporary radiators with thermostatic controls, LED downlighting,

and a skirting heater. This impressive double-aspect

space features two uPVC double-glazed windows to the 5.92m (narrowing to 4.34m) x 3.84m rear and uPVC double-glazed patio doors opening onto a Double aspect room having uPVC double glazed large patio area and gardens beyond. Wood-effect vinyl flooring completes the space. Door through to a rear entrance hall which has a uPVC double glazed door leading out to the garden and a built-in double cupboard with floor-to-ceiling sliding door fronts. Door into utility room.

Utility room

2.34m x 1.75m

Wall mounted radiator, thermostatically controlled. Fitted base and eye level units with high gloss white coloured door and drawer fronts and a wood effect work surface over the base unit. Incorporating stainless steel sink, plumbing for washing machine, space for tumble dryer.

First Floor

Stairs rise from the main hallway to the first floor, where a part-galleried, L-shaped landing provides access to the upper accommodation. The landing features a panel radiator with thermostatic controls and a uPVC double-glazed window to the front elevation, allowing for ample natural light. The landing also provides access to the loft space. Oak engineered doors lead to all bedrooms and the family bathroom. Additional storage is available in the built-in linen cupboard/airing cupboard.

Rear bedroom 1

3.25m x 3.64m

Panel radiator with grills, thermostatically controlled. uPVC double glazed window to the side overlooking the garden area.

Rear bedroom 2

3.22m x 3.64m

uPVC double glazed windows to the side overlooking the rear garden. Panelled radiator with grills, thermostatically controlled.

Family bathroom/shower room/WC

3.04m x 1.92m extending to 2.14m

Four-piece suite comprising a bath with chrome mixer tap fitment and tiled surround, floating wash hand basin with extractor above, a fully integrated dishwasher, integrated chrome mixer tap fitment. Close coupled economy flush larder fridge and freezer, and centrally positioned Neff microwave oven alongside a Neff fan-assisted oven/grill. and WC. Large corner shower enclosure with a Myra mixer shower fitment. LED down lighting. Ceramic tiled floor. Floor to ceiling tiled walls. Smoked glass uPVC double glazed window, to rear. Bluetooth connected wall mounted bathroom mirror.

Master bedroom

5.92m (narrowing to 4.34m) x 3.84m windows to the side and rear. Two panelled radiators with grills, thermostatically controlled. Walk-in wardrobe/dressing room.

Ensuite

7'10" x 3'9" (2.4m x 1.16m)

Shower cubicle with the chrome mixer shower fitment, floating wall mounted wash hand basin with chrome mixer tap fitment and a close coupled economy flush WC. Wall mounted chrome ladder towel radiator. LED down lighting and light extractor fan. Ceramic tiled floor and floor to ceiling ceramic tile walls.

Bedroom 4

2.67m x 2.35m

Panelled radiator with grills, thermostatically controlled.

Externally

The property stands in a generous sized corner plot. Situated in a modern no through road cul de sac. The plot size 0.16 acres. Powder coated, steel gated entrance with an additional pedestrian gated entrance. Leading onto a tarmac driveway which provides ample parking and turning area. All level grounds and Level lawned with a large patio area. Fencing to the Southern and Eastern Boundary. Natural raised borders to the rear and northern boundary, being landscaped with sleepers.

There is an additional patio area which continues to the property. 3.8kw solar panels.





Floor Plan

Type: House
Tenure: Freehold
Council Tax Band: F

Services: Mains Water, Drainage, Oil fired Central heating and 3.8Kw Solar panels.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		93	
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B		B	
(69-80) C		C	
(55-68) D		D	
(39-54) E		E	
(21-38) F		F	
(1-20) G		G	
Not environmentally friendly - higher CO ₂ emissions		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	