

Terry Thomas & Co

ESTATE AGENTS



Cilcain 5 Maes Cynin St. Clears, Carmarthen, SA33 4DT

Standing on a fan shaped fully landscaped plot, on the periphery of St Clears, is this stunning family home. Complete with detached double garage and open views across the local countryside.

A large driveway to fore provides ample off-road parking, alongside beautifully landscaped gardens to side and rear.

The property briefly comprises: Four Large Bedrooms (2 with en-suite) A large family Kitchen/Breakfast room.

Utility Room. Three reception rooms.

Offers in the region of £465,000

Cilcain 5 Maes Cynin

St. Clears, Carmarthen, SA33 4DT



Entrance

Double glazed door leading to hallway

Hallway

12'10" maximum x 12'9" (3.92 maximum x 3.89)

Having Walnut Karndean flooring.

Feature handmade staircase to first floor. Doors to study, Lounge, Dining room, Cloakroom and Kitchen. There is also an under stair storage cupboard.

Cloakroom/WC

Economy flush WC, pedestal wash hand basin. Again with Walnut Karndean flooring.

Home Office

11'0" x 7'11" (3.37 x 2.42)

Inner Lobby

Leading to the kitchen/breakfast room. Door through to the utility room

Utility room

7'7" x 5'6" (2.32 x 1.69)

Fitted base and eye level units with granite effect work surface over. Plumbing for washing machine and space for a tumble dryer. Mains Gas-fired condensing boiler which serves the central heating system and heats the domestic water. Side entrance door.

Kitchen/breakfast room

15'11" x 10'11" (4.86 x 3.33)

A range of modern base and eye level units with a matt granite effect work surface over the base unit. Fully integrated dishwasher. A Rangemaster cooker range comprising a 5 ring mains Gas hob with 2 ovens and grill, with a rangemaster extractor hood over. Space for fridge freezer. Door leading through

to dining room. Open way through to conservatory.

Conservatory

5'11" x 10'9" (1.82 x 3.29)

Ceramic tiled floor with underfloor heating. Door leading out to the rear garden.

Dining room

13'4" x 10'11" (4.07 x 3.33)

French doors leading out to the rear garden and patio area.

Lounge

27'10" into bay to fore x 12'11" extending to 15'1 (8.5 into bay to fore x 3.95 extending to 4.84)

Having double doors from the hallway. Bay window to fore and recess bay to side incorporating a feature fireplace. French doors leading out to the rear patio area.

First floor - Half galleried landing

Doors leading off to all bedrooms and family bathroom. Access to loft space. Walk-in airing cupboard with a pressurised unvented cylinder.

Bathroom

9'5" x 7'6" (2.88 x 2.31)

Having a 3 piece suite comprising a circular wash hand basin set in a vanity unit with drawers to side. Economy flush WC and an oval shaped bath.

Rear Bedroom 1

11'0" x 12'1" (3.37 x 3.70)

Built-in wardrobe units. En-suite shower room

En-suite shower room

Comprising a Shower cubicle, pedestal wash hand basin and economy flush WC.

Rear Bedroom 2

11'6" x 8'0" (3.53 x 2.44)

Rear Bedroom 3

12'11" x 11'3" (3.94 x 3.45)

Front Master Bedroom 4

12'10" x 14'7" (3.93 x 4.47)

Built-in wardrobe units plus additional walk-through dressing area with built-in wardrobe. En-suite shower room

En-suite

8'4" x 7'7" (2.56 x 2.33)

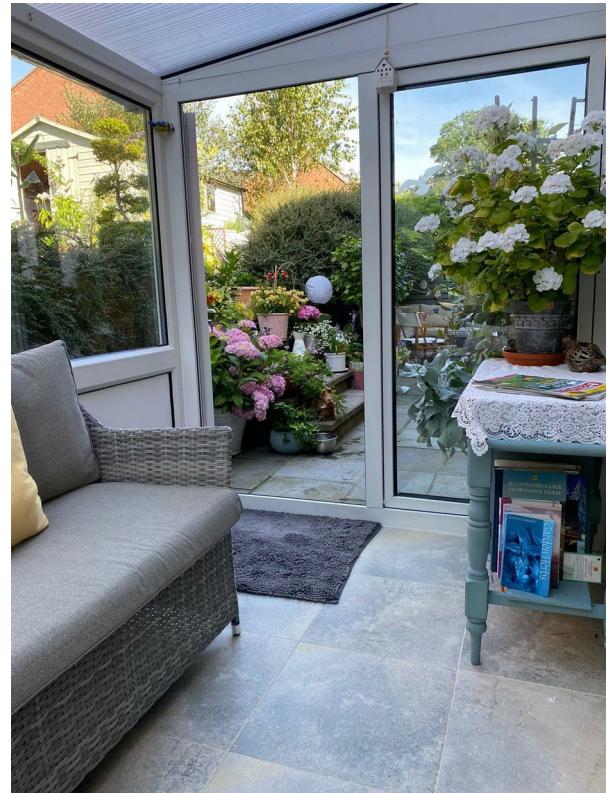
Comprising a Shower cubicle, pedestal wash hand basin and economy flush WC.

Externally

The property is approached over a Tarmacadam driveway allowing for parking and turning area. There is also a detached double garage which has two up and over doors to fore. There is gated access to the side of the property which has raised beds and vegetable gardens. The rear garden itself has been extensively landscaped with mature planting throughout, while being a wonderful sun trap. Further gardens having a small pond feature and a timber summer house/store shed with timber deck to fore.







Floor Plan



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

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