



5 Gerddi Mair

St. Clears, Carmarthen, SA33 4ET

Gerddi Mair, St. Clears, this delightful detached bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings with friends and family.

The bungalow features a well-designed layout that maximises natural light, creating a warm and inviting atmosphere throughout. The single bathroom is functional and caters to the needs of the household, while the overall design of the home ensures a practical living experience.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles. This is a rare find in residential areas and adds to the convenience of living in this lovely home.

Situated in St. Clears, residents can enjoy the benefits of a friendly community with local amenities, schools, and parks nearby. The picturesque surroundings offer a peaceful retreat while still being within easy reach of larger towns and cities.

This bungalow is a wonderful opportunity for those looking to settle in a tranquil yet accessible location. With its spacious interiors and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your new home.

Offers in the region of £395,000

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Hallway

Doors leading off to Lounge, Kitchen/Dining room, and Bathroom. Airing Plumbing for washing machine. Oil-fired cupboard with fitted shelves, housing the boiler. Door to Shower room/Cloakroom. pre lagged copper hot water cylinder.

Lounge

20'10" x .213'3" (6.36 x .65)
Feature fireplace with modern fire surround, and cast-iron electric fire inset with decorative floral side plates. Double glazed patio doors leading to the Conservatory.

Conservatory

7'8" x 12'5" (2.34 x 3.79)
Double glazed windows to all sides. Double glazed patio doors leading out to the front garden.

Kitchen/Dining room

13'7" x 11'8" (4.15 x 3.57)
A range of fitted base and eye-level units having oak door and drawer fronts, with marble-effect worksurface over the base unit, incorporating a 1 1/2 bowl stainless steel sink with mixer tap fitment. 'Cannon' cooker with oven/grill, and 4-ring mains gas hob with extractor over. Plumbing for dishwasher. Larder cupboard. Door through to Utility room.

Utility room

8'2" x 6'9" (2.50 x 2.08)
Kitchen/Dining room, and Bathroom. Airing Plumbing for washing machine. Oil-fired cupboard with fitted shelves, housing the boiler. Door to Shower room/Cloakroom.

Shower room/Cloakroom

Comprising low-level WC, and shower cubicle with 'Galaxy' electric shower fitment.

Bathroom

9'4" x 6'9" (2.87 x 2.07)
A 3-piece suite in white, comprising a low-level WC, pedestal wash hand basin, and panel bath with mixer tap fitments.

Inner Hallway

Access to loft space. Doors to all Bedrooms.

Rear Bedroom 1

11'8" x 9'10" (3.56 x 3.01)

Rear Bedroom 2

9'9" x 13'6" (2.98 x 4.14)

Front Bedroom 3

9'8" x 13'5" (2.97 x 4.09)

Front Bedroom 4

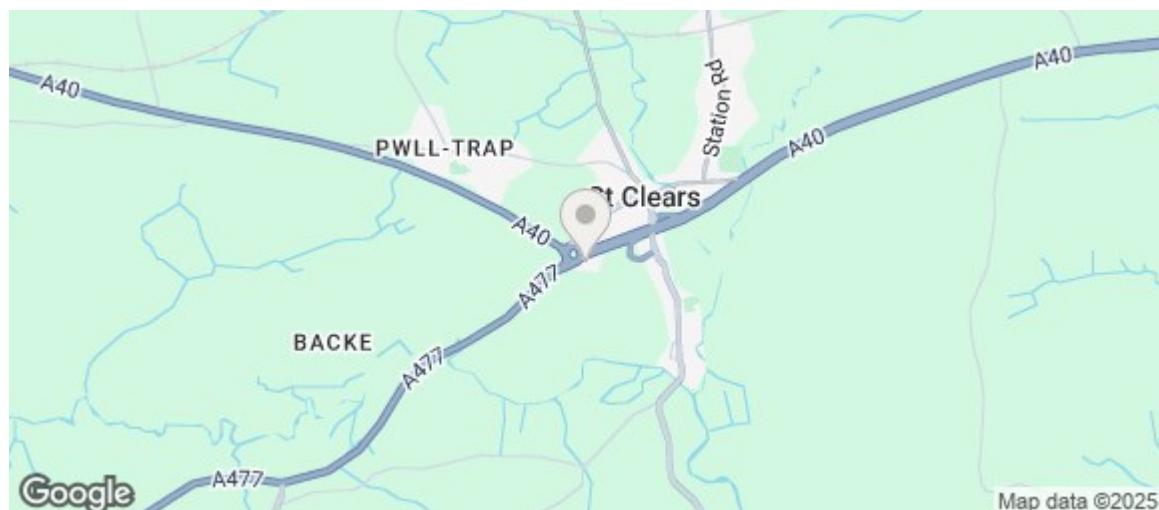
11'0" x 11'8" (3.37 x 3.56)

Externally

Tarmacadam driveway to fore leading up to detached garage. The front garden having an extensive range of established shrubbery and foliage to borders, and paved pathways to rear garden. The rear garden being beautifully landscaped, with mature shrubbery and foliage throughout. Timber-decked patio area with timber pergola. Large pond feature with large, galvanised steel protection cover over. Timber garden store shed.

Garage

approx 12' x 18' (approx 3.66m x 5.49m)
Roller shutter door to fore. Window to rear, and pedestrian door to rear.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band:

Services: Mains electricity, water, and drainage. Oil-fired central heating.

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 firm's 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			71
(81-91) B			
(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	
England & Wales		EU Directive 2002/91/EC	

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