

Terry Thomas & Co

ESTATE AGENTS



68 Cae Gwyrdd

St. Clears, Carmarthen, SA33 4BE

A well-presented three-bedroom detached home situated on the popular street Cae Gwyrdd in St. Clears. The property offers a spacious reception room, modern kitchen, three bedrooms and two bathrooms, making it an ideal family home. Occupying a corner plot, the property benefits from a tarmac driveway providing parking for two vehicles, together with a decorative stone parking area offering additional off-road parking. The enclosed south-west facing rear garden is mainly laid to lawn with a paved patio seating area, while further features include roof-mounted solar panels and a fully installed EV charging point. Conveniently located within easy reach of local amenities, schools and transport links.

Offers in the region of £220,000

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Entrance Hall

5.24m x 2.14m

Oak-effect flooring, uPVC double glazed window to the side, staircase to the first floor with open understairs storage area, radiator, doors leading to the kitchen, lounge and cloakroom.

Cloakroom/WC

Concealed cistern WC, pedestal wash hand basin with tiled splashback, extractor fan, radiator and uPVC double glazed window to the side.

Kitchen/Dining Room

4.35m x 2.91m

Fitted with a modern range of cream-fronted base and wall units with wood-effect work surfaces incorporating a stainless-steel sink unit with mixer tap. Four-ring halogen hob with stainless steel chimney-style extractor over, integrated fan-assisted electric oven and grill, tiled splashbacks, plumbing for a washing machine, space for a fridge/freezer and a larger cupboard housing the Ideal mains gas-fired combination boiler serving the central heating system and domestic hot water. Radiator and uPVC double glazed window to the front.

Lounge

5.18m x 3.89m

A bright reception room with uPVC double glazed patio doors opening onto the rear garden, additional uPVC double glazed window and radiator.

First Floor Landing

Galleried landing with loft access, built-in airing cupboard, radiator and uPVC double glazed window to the side. Doors leading to all bedrooms and the family bathroom.

Family Bathroom

2.39m x 2.05m (maximum)

White three-piece suite comprising pedestal wash hand basin, close coupled WC and panelled bath with mixer tap and mains shower with rainfall shower head and separate handheld attachment. Glazed shower screen, extractor fan, electric shaver point, radiator and uPVC double glazed window.

Bedroom One

2.98m x 3.56m (plus fitted wardrobes)

Front-facing double bedroom with two double fitted wardrobe units, radiator and uPVC double glazed window.

Bedroom Two

3.87m x 2.76m (extending to 2.90m)

Rear-facing double bedroom with radiator and uPVC double glazed window.

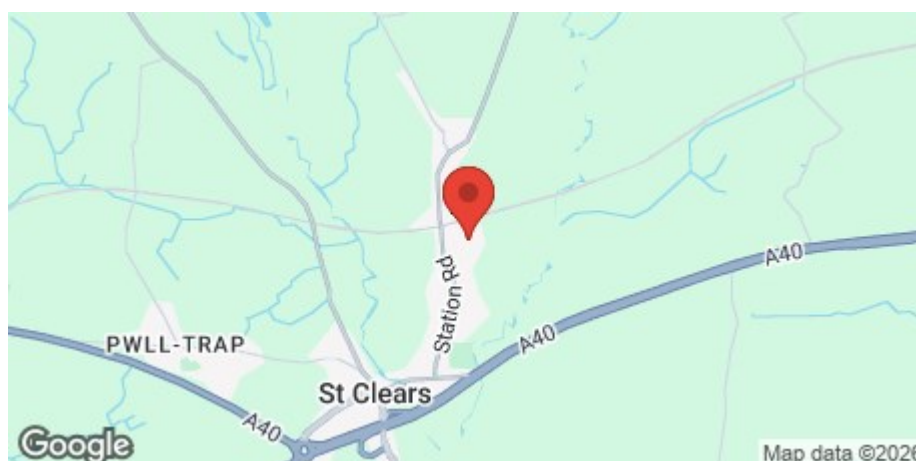
Bedroom Three

2.76m x 2.29m

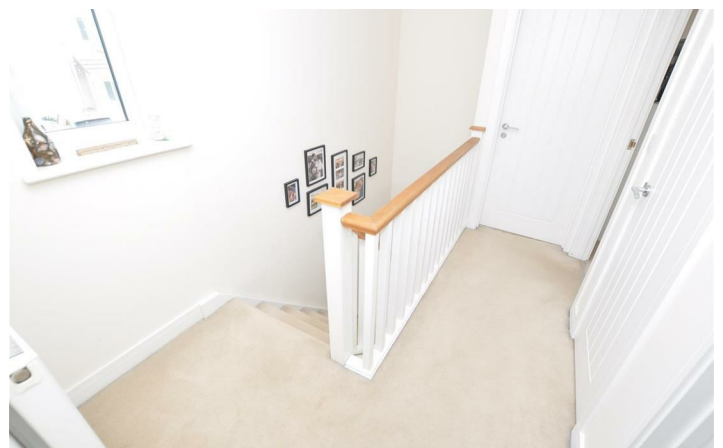
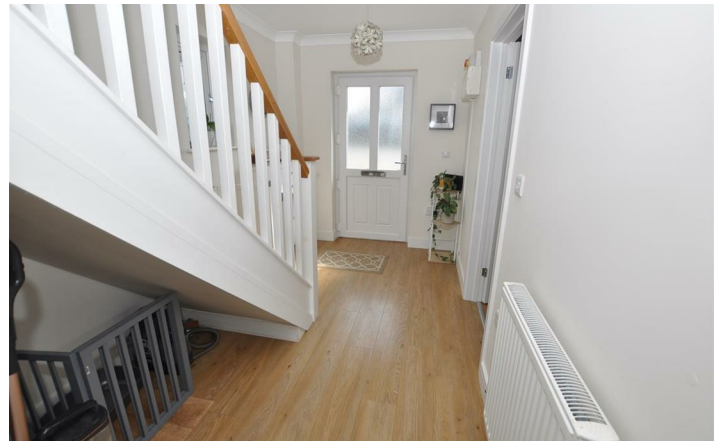
Rear-facing bedroom with part-panelled walls, radiator and uPVC double glazed window.

Externally

The property stands on a corner plot with a tarmac driveway providing parking for two vehicles together with a decorative stone parking area offering additional parking. There are concrete pathways surrounding the property, gated access to the rear garden and a fully installed EV charging point. The enclosed south-west facing rear garden is mainly laid to lawn with established shrubs and a paved patio seating area. A generous side access provides useful storage space and easy access between the front and rear gardens. Services connected are mains electricity, water, drainage and gas. Solar panels.









Floor Plan

Type: House - Detached
Tenure: Freehold
Council Tax Band: C

Services: Mains electricity, water, drainage. Gas main 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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