

Terry Thomas & Co

ESTATE AGENTS



Awel Deg Salem Road St. Clears, Carmarthen, SA33 4DD

Welcome to this Prestigious Detached house located on Salem Road in the charming Town of St. Clears, Carmarthen. This property boasts an impressive 23ft x 17ft Kitchen/Family Room, 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 5 spacious bedrooms (2 En-suite), there is plenty of room for everyone to enjoy their own private space. Superbly landscaped gardens and grounds and a gravelled driveway leading up to a double garage with ample parking space available for numerous vehicles, making it perfect for families with multiple cars or those who enjoy hosting gatherings. This property offers a peaceful retreat having extensive rural views over the surrounding area providing a tranquil environment, ideal for those looking to escape to the countryside while still being within easy reach of local amenities. Property also benefits from being a sustainable home which entails high standards of insulation and energy efficiency.

Contact us today to arrange a viewing and experience the charm and elegance that this property has to offer.

Asking price £550,000

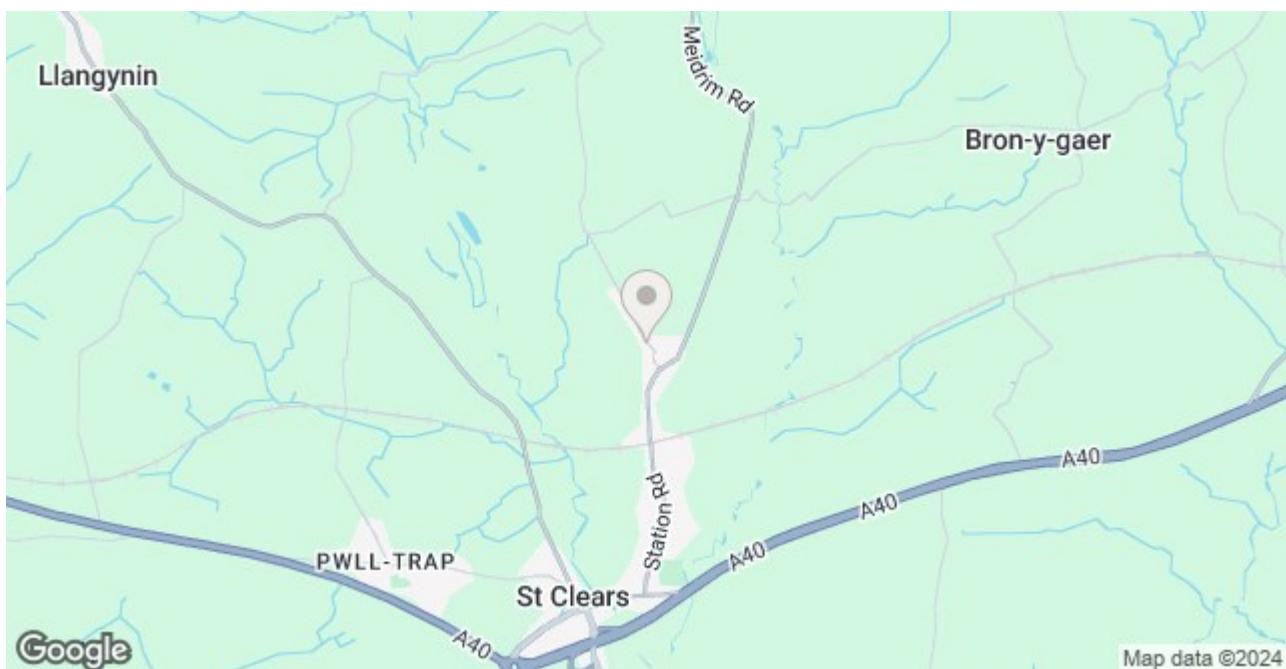


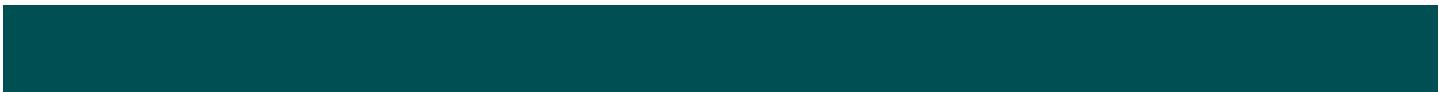
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GROUND FLOOR	Kitchen/Dining/Family Room 22'10" x 17'8" (6.96m x 5.41m)	Front Bedroom 3 12'4" x 10'11" (3.78m x 3.34m)
Hallway 17'0" x 10'11" narrowing to 9'0" (5.19m x 3.33m narrowing to 2.76m)	Utility Room	Family Bathroom 9'8" x 7'3" (2.96m x 2.23m)
Cloakroom	FIRST FLOOR PART GALLERIED LANDING AREA	Rear Bedroom 4 11'0" x 12'6" (3.37m x 3.83m)
Sitting/Dining Room 13'5" x 11'2" (4.11m x 3.41m)	Master Bedroom 1 (with en-suite) 17'7" x 12'11" (5.37m x 3.95m)	Rear Bedroom 5 (with en-suite) 12'7" x 12'8" maximum into recess (3.84m x 3.87m maximum into recess)
Study 12'9" x 8'7" (3.91m x 2.62m)	Walk-in Dressing room 8'5" x 5'2" (2.59m x 1.6m)	EXTERNALLY
Lounge 17'4" x 12'10" (5.3m x 3.93m)	Front Bedroom 2 11'9" x 8'8" (3.59m x 2.65m)	Detached Double Garage 20 x 20 (6.10m x 6.10m)





Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band: F

Services:

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	Current	Potential
Very energy efficient - lower running costs (92 plus) A	100	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	95	(81-91) B	
(69-80) C	90	(69-80) C	
(55-68) D	85	(55-68) D	
(39-54) E	80	(39-54) E	
(21-38) F	75	(21-38) F	
(1-20) G	70	(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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