

Terry Thomas & Co

ESTATE AGENTS



Dolwerdd Pwll Trap
St. Clears, Carmarthen, SA33 4AJ

Detached Double Bay Fronted 4 bedroom house of distinction in a very popular location at the periphery of the village Community of Pwll Trap. Within walking distance of the town of St Clears. The property is set in 0.15 acres of well maintained garden with stunning views of the beautiful surrounding countryside. With many character features and a modern cottage shaker style kitchen.

Offers in the region of £395,000

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Hallway

14'3" x 6'2" (4.35m x 1.89m)

Open storm porch with a composite Oak finish double glazed entrance door encapsulating a bevelled motif leading to entrance hall. Quarry tiled floor part mosaic with original staircase leading to first floor. Telephone point. Doors leading off to dining room, sitting room and rear lobby.

To ground floor rear entrance porch having a uPVC double glazed stable door style entrance door. Quarry tiled floor, uPVC window to rear, door to cloakroom with closed coupled economy flush WC and corner mounted wash hand basin part tiled walls. Wood effect flooring and uPVC double glazed window to rear.

Dining Room

16'3" (into bay) x 11'10" (4.96m (into bay) x 3.63m)

Exposed stripped and waxed floor boards. Bay window to fore having uPVC light Oak finish framed double glazed windows to three sides. One double panelled radiator. Feature fire place with a slate fire surround with tiled hearth and tiled backplate. Open fire.

Sitting room

12'7" (into bay window) x 12'0" (into recess) (3.86m (into bay window) x 3.66m (into recess))

Feature fireplace with "Living Flame" Gas fire inset. Stripped and waxed floor boards. Double panelled radiator, bay window to fore having uPVC light Oak finish framed double glazed windows to three sides.

Rear lobby

Rear lobby having Quarry tiled floor and doors leading off to Breakfast Room, Kitchen, access to under stairs storage cupboard and part glazed door through to rear Entrance Porch.

Kitchen

11'9" x 7'10" (3.60m x 2.40m)

A range of modern base and eye level units with Ivory coloured door and drawer fronts with a matt wood effect worksurface

over the base unit incorporating a 1½ bowl sink with a chrome mixer tap fitment. Fully integrated dishwasher, fitted larder/pantry cupboard. Fully integrated fridge and fully integrated washing machine. Brick effect tiled walls between the base and eye level units. Oven/grill and a 4-ring halogen hob with a stainless-steel chimney style extractor over. uPVC light Oak finish framed double glazed window to the side and uPVC light Oak finish framed double glazed window to the rear. Oak finish cushion vinyl flooring.

Breakfast Room

11'8" x 12'1" (into recess) (3.58m x 3.69 (into recess))

Large uPVC double glazed window to rear overlooking the rear garden and views over the surrounding country side. uPVC light Oak finish framed double glazed window to the side. "Rayburn Supreme" Oil fired range which forms the cooking facilities and also serves the central heating system and heats the domestic water. Quarry tiled floor and single panelled radiator.

Landing

Half galleried landing. uPVC light Oak finish framed double glazed picture window to rear overlooking the rear garden and extensive views over the surrounding countryside.

Rear Bedroom 1

11'3" x 12'2" (into recess) (3.43m x 3.73m (into recess))

Single panelled radiator, large uPVC light Oak finish framed double glazed window to rear overlooking the rear garden and surrounding country views.

Bathroom

9'10" x 6'10" (3.01m x 2.10m)

Panelled bath with a "Triton" shower fitment over and hot and cold mixer tap fitment. Oval shaped wash hand basin white high gloss vanity unit with door and drawer effect front with chrome mixer tap. Close coupled economy flush WC, uPVC light Oak finish framed double glazed window to rear. Built-in airing cupboard which houses the copper hot water cylinder and fitted shelves. Floor to ceiling tiled walls, wood effect flooring. Wall mounted chrome ladder towel radiator. Access to loft space.

Front Bedroom 2

14'3" x 10'9" (4.35m x 3.29m)

Single panel radiator. Built in wardrobe with store cupboard over.

Bedroom 3/Office

6'2" x 5'10" (1.88m x 1.80m)

uPVC light Oak finish framed double glazed window to fore.

Bedroom 4

12'5" x 11'3" (3.8m x 3.43m)

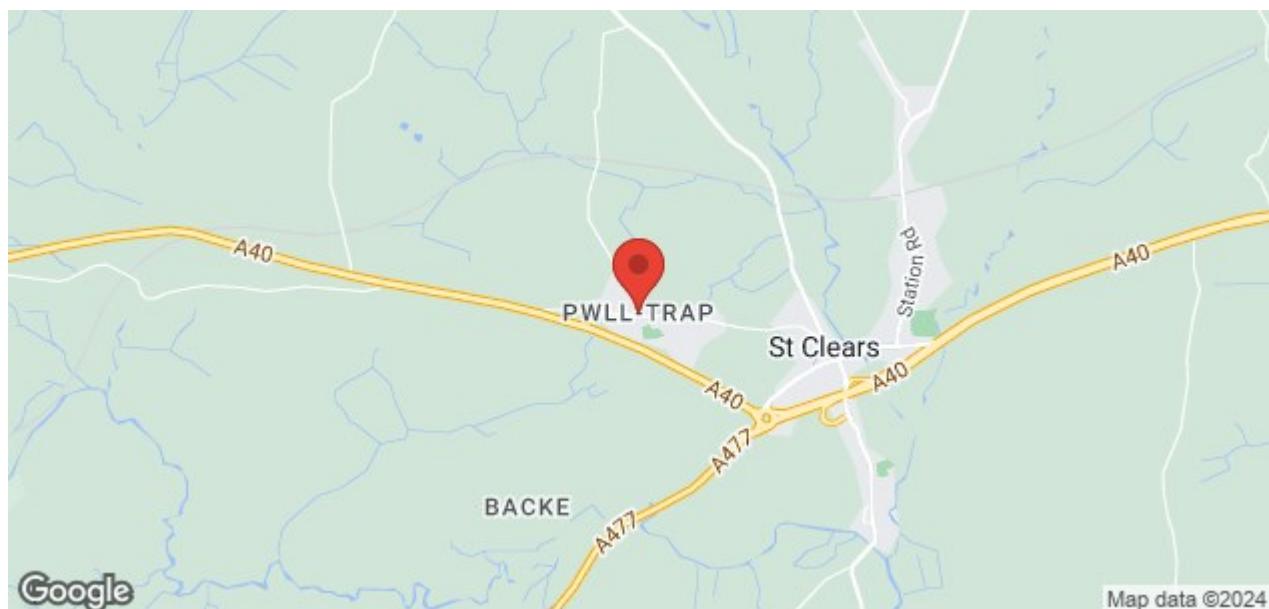
uPVC light Oak finish framed double glazed window to fore. Single panelled radiator. Two built in store cupboards.

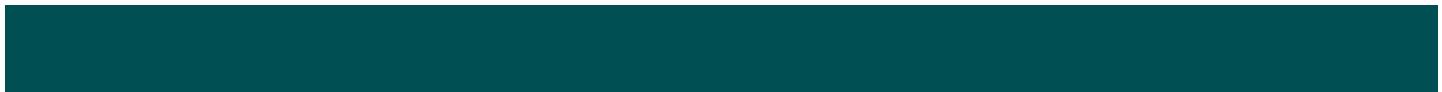
Externally/Garage

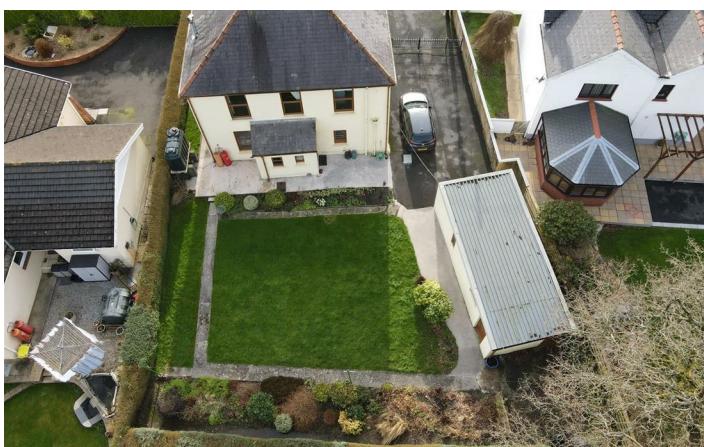
Property stands within 0.15 acres of gardens and grounds. Front forecourt/garden area with masonry boundary wall to fore with pointed pre constituted dressed stone. Paved pathways to the front which continues to the side. Rear garden is essentially level lawned garden intersected by concreted pathways and an established hedgerow to the rear boundary.

Property is approach via a galvanized gated access over a tarmacadam driveway providing parking for approximately 3-4 cars. Driveway leads to a masonry-built garage which has a uPVC double door entrance. Internal measurement 5.35m extending to 8.37m x 3.64m there are 2 uPVC double glazed windows to the side. Power and lighting and uPVC rear door leading to storage area.

Electricity, Water and drainage connected and oil fired central heating.







Floor Plan



Type: House - Detached

Tenure: Freehold

Council Tax Band:

Services: Mains Electricity, Drainage and Water

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			76
(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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