

Terry Thomas & Co

ESTATE AGENTS



16 Ostrey Bank St. Clears, SA33 4AH

Situated in Ostrey Bank, St Clears, this bungalow presents an excellent opportunity for those seeking comfortable and practical single-storey living. The property offers a spacious Lounge together with a Conservatory, providing versatile living accommodation ideal for both everyday use and entertaining. Externally, the property benefits from a driveway providing ample off-road parking, leading to a carport with access to the rear garden. The south-west facing garden has been designed for low maintenance and features decorative stone, paved pathway, patio seating area, and a timber garden shed. Located within the popular town of St Clears, residents can enjoy a range of local amenities including shops and Cafés, together with good road links providing access to the wider Carmarthenshire countryside and coastline. This property would be well suited to first-time buyers, downsizers, or those seeking convenient single-storey living in a desirable location.

Offers in the region of £245,000

16 Ostrey Bank

St. Clears, SA33 4AH



Entrance

A brick-paved driveway provides ample off-road parking and leads to a carport with access through to the rear garden. The front garden is laid with decorative stone and features mature trees and shrubbery, with pathways to both sides of the property. The property benefits from solar panels which were fitted in 2014 and have a 20 year guarantee.

Hallway

Entered via a uPVC double-glazed entrance door into the hallway featuring woodgrain-effect flooring, access to all rooms, and a useful walk-in storage/linen cupboard.

Shower Room

7'10" x 5'7" (2.41m x 1.71m)
uPVC double-glazed window to the side. Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin with tiled splashback, and corner shower enclosure with chrome mixer shower. Finished with marble-effect wall panels and vinyl flooring.

Bedroom One

10'9" x 13'9" (3.29m x 4.20m)
uPVC double-glazed window to the fore.

Built-in triple wardrobe providing ample storage. Thermostatically controlled Radiator with grills

Bedroom Two

9'6" x 9'10" plus recess (2.92m x 3.00m plus recess)
uPVC double-glazed window to the front. Recess suitable for storage or occasional furniture. Thermostatically controlled Radiator with grills. Fitted wardrobe.

Lounge

16'0" x 11'3" (4.88m x 3.44m)
uPVC double-glazed window to side. Two thermostatically controlled Radiators with grills. uPVC double-glazed doors leading through to conservatory. Electric fire and surround.

Conservatory

8'9" x 8'7" (2.68m x 2.64m)
uPVC double-glazed windows to three sides set on dwarf walls. Polycarbonate roof. Door providing access to the rear patio and garden. Thermostatically controlled Radiator with grills.

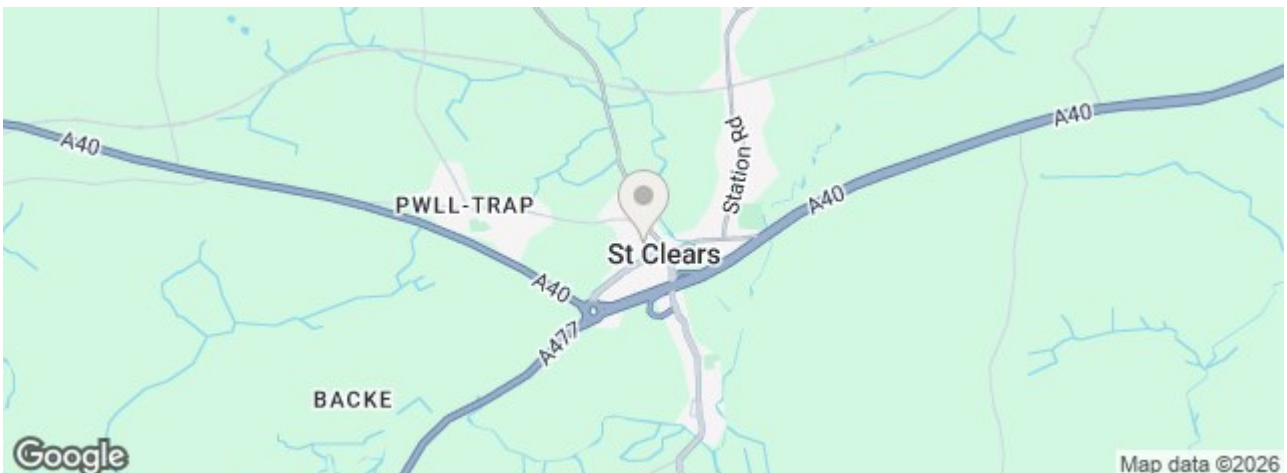
Kitchen

11'11" x 9'9" (3.65m x 2.99m)
Fitted with a range of base and eye-level

units featuring high-gloss white door and drawer fronts with matte green finishes, complemented by granite-effect work surfaces incorporating a stainless steel sink unit. Included is a Hotpoint freestanding cooker with oven, grill, and four-ring halogen hob with extractor hood over. Space for a fridge/freezer, washing machine, and tumble dryer. Woodgrain-effect flooring. Light oak-effect framed uPVC double-glazed window to the rear. Part-tiled walls with patterned inserts. Single panel radiator with thermostatic control. Wall-mounted Vaillant mains gas-fired combination boiler serving the central heating system and domestic hot water. Access to the rear garden and carport.

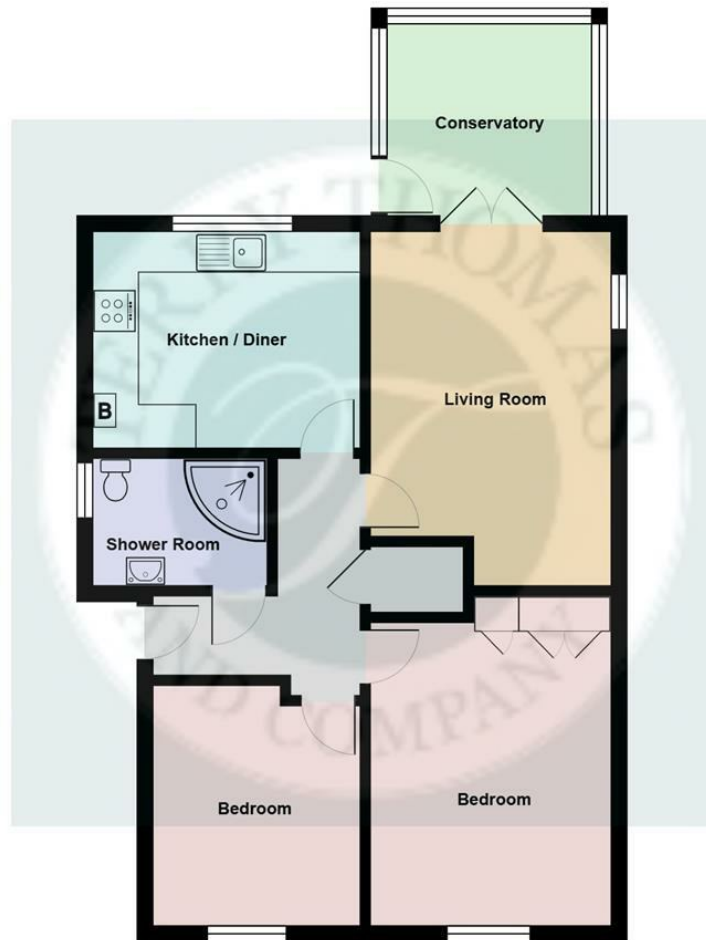
Externally

The property benefits from a private, south-west facing rear garden, mainly laid with golden flint decorative stone and intersected by a concrete pathway. Enclosed by fencing, the garden also features a patio seating area and a timber garden shed.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: D

Services: Mains Electricity, Drainage, Water and Gas.

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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