

# Terry Thomas & Co

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ESTATE AGENTS



## 9 Parc Llwyn Celyn , St. Clears, SA33 4EB

An attractive double-fronted Detached House, situated on a sought-after residential estate on the edge of St Clears, which is conveniently sited between the bustling regional centre of Carmarthen and the beautiful seaside resorts of Pembrokeshire. Being less than a mile from the small town of St Clears, the property has ease of access to shops, prize-winning butchers, post office, pubs, and primary schools.

The home briefly comprises of a cosy Lounge with feature fireplace, well-equipped Kitchen/Dining room, three Bedrooms with one En-suite, pristine Family Bathroom, and plenty of outdoor space with the benefit of an outdoor bar area and hot tub.

With driveway to fore and Single Detached Garage, the property boasts ample parking and turning area.

**Offers in the region of £279,500**

# 9 Parc Llwyn Celyn , St. Clears, SA33 4EB



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Georgian-Style Open Storm Porch

Duck shell blue-coloured composite double glazed entrance door through to Hallway.

## Hallway

Doors through to Kitchen/Dining room and door through to Lounge. Staircase to First Floor. Door through to Cloakroom/WC.

## Cloakroom/WC

Close-coupled economy flush WC and corner wash hand basin. UPVC double glazed window to fore.

## Lounge

18'0" x 10'5" (5.49 x 3.20)

A double aspect room with uPVC double glazed windows to front and side, with Georgian bar effect. Feature fireplace. Understairs storage cupboard.

## Kitchen/Dining room

18'0" x 10'6" (5.49 x 3.22)

A range of modern fitted base and eye-level units with cream-coloured high gloss door and drawer fronts with a matte granite-effect worksurface over, incorporating 1 ½ bowl stainless-steel sink. 'Ideal' mains gas-fired combination boiler housed in eye-level cupboard. 4-ring mains gas hob with black glass backplate,

and stainless-steel chimney style extractor over. Fully-integrated dishwasher and fridge freezer. 'AEG' microwave oven and fan-assisted oven/grill. Built-in cupboard having plumbing for washing machine and space for tumble dryer. UPVC double glazed window to side and UPVC double glazed window to fore with Georgian bar effect. UPVC double glazed doors leading out to the side patio and gardens.

## First Floor

### Landing Area

Access to loft space. Doors through to all Bedrooms and Family Bathroom. Airing cupboard housing the unvented pressurised hot water cylinder.

### Master Bedroom

9'10" x 11'5" (3.01 x 3.48)

UPVC double glazed window to fore with Georgian bar effect. Built-in double wardrobe with sliding door front. Door through to En-suite.

### En-suite

9'2" x 6'3" (2.81 x 1.91)

Close-coupled economy flush WC. Floating wall-mounted wash hand basin. Shower cubicle with chrome mixer shower fitment. Extractor. UPVC double glazed window to side. Wall-mounted chrome ladder towel radiator.

## Family Bathroom

6'11" x 6'0" (2.11 x 1.85)

Comprising panel bath with chrome mixer shower fitment over; floating wall-mounted wash hand basin; and close-coupled economy flush WC. Wall-mounted chrome ladder towel radiator. UPVC double glazed window to fore with Georgian bar effect.

## Front Bedroom 2

9'1" x 9'5" (2.77 x 2.88)

UPVC double glazed window to fore.

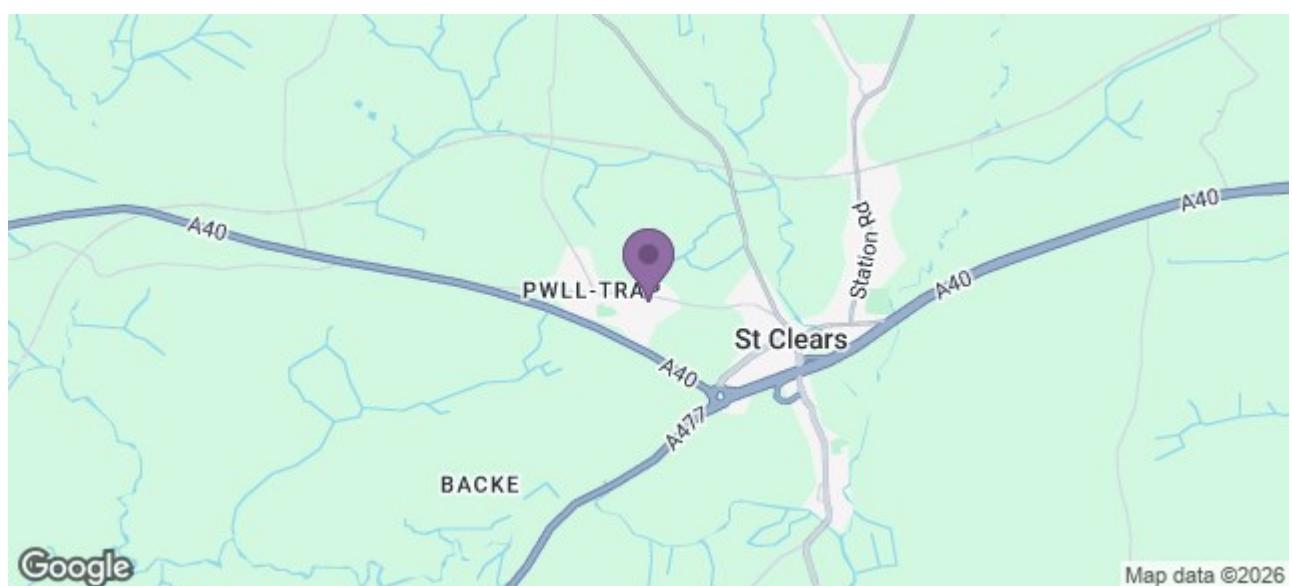
## Bedroom 3

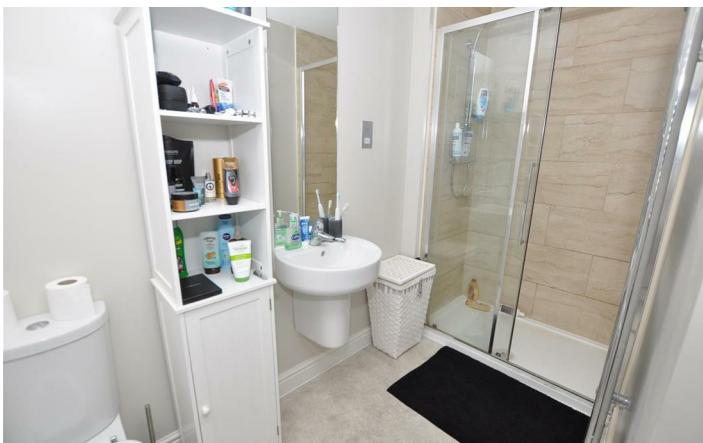
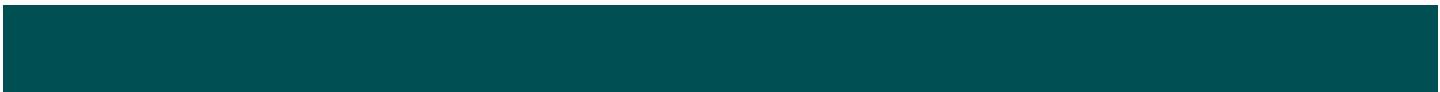
8'3" x 9'1" (2.52 x 2.79)

UPVC double glazed window to side.

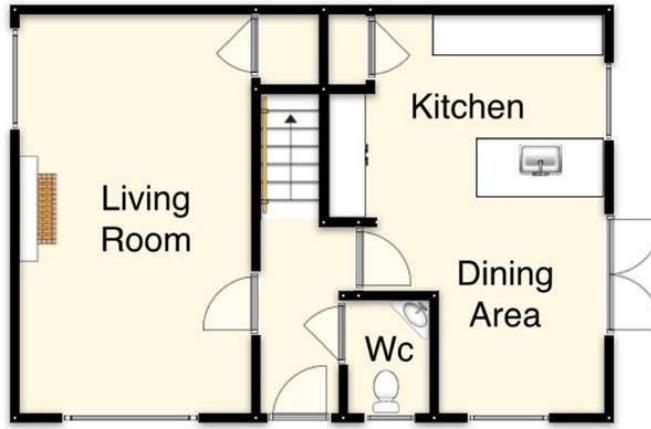
## Externally

Tarmacadam driveway to fore, coming off of the cul-de-sac and leading up to the front of the property and Detached Single Garage, with up-and-over door to fore. To the fore of the garage are two parking spaces with additional parking to side. Ledge-and-brace gated access to side of property, leading to the rear landscaped garden and large paved patio area. Timber-framed entertainment room having bar area and hot tub. Level-lawned South facing garden. Outside tap. Concreted yard area. Timber-framed double door entrance Kennel/Workshop.





## Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains water, electricity, and drainage. Mains gas-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 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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	