



## 19 Cae Gwyrdd, St. Clears, SA33 4BE

**£220,000**

Located on Cae Gwyrdd, St. Clears, this delightful semi-detached house offers a perfect blend of comfort and convenience, an ideal choice for first-time buyers or young families seeking a welcoming home.

The accommodation is well presented throughout, briefly comprises reception hallway, cloakroom, kitchen/dining room and a spacious living room with 3 generous sized bedrooms and bathroom on the first floor. Additionally, the property benefits from gas central heating and double glazed windows.

### Enclosed rear garden and parking

Situated within a popular residential development, this home is conveniently located near all the essential amenities that St. Clears has to offer.

Families will appreciate the proximity to the local primary school.

This property represents an excellent opportunity for those looking to establish themselves in a friendly community, with easy access to local shops, parks, and transport links. Whether you are a first-time buyer or a young family, this charming house in St. Clears is sure to meet your needs and provide a wonderful place to call home.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### ENTRANCE PORCH

UPVC double glazed entrance door, tiled floor and door to Reception hallway

### RECEPTION HALLWAY



Stairs to first floor, radiator, tiled floor and doors off to....

### CLOAKROOM



WC and wash hand basin, radiator, tiled floor and window to front with opaque glass.

### KITCHEN/DINING ROOM 13'8" x 11'10" (4.19m x 3.62m)



Fitted with a range of wall and base units incorporating a single bowl single drainer stainless steel sink unit, plumbing for washing machine, electric oven and hob with extractor over. radiator and tiled floor, large picture window to front and wall mounted 'Alpha' gas boiler.



LIVING ROOM 19'0" x 12'7" (5.81m x 3.85m)



Sliding UPVC double glazed patio door to rear garden, electric fire with surround and TV display area, 2 radiators and window to rear.



## FIRST FLOOR



Landing with access to loft space and radiator. Doors off to....

BEDROOM 1 13'11" x 10'3" (4.26m x 3.14m)



Window to front and radiator.

BEDROOM 2 12'5" x 10'3" (3.79m x 3.14m)



Window to rear and radiator.

BEDROOM 3 8'1" x 7'10" (2.48m x 2.41m)



Window to rear and radiator

## BATHROOM 8'1" x 6'5" (2.48m x 1.96m)



Panelled bath, WC and wash hand basin, shower enclosure , radiator and window to front with opaque glass.

## EXTERNALLY



The property benefits from a fully enclosed rear garden with the added convenience of side pedestrian access. The garden is predominantly laid to lawn, complemented by a patio area ideal for outdoor seating and entertaining. Enjoying a favourable south-facing aspect, making it perfect for relaxing or family use.

External power points and cold water tap.

In addition, the property comes with allocated parking.



## SERVICES

Mains water, electric, drainage and gas

## COUNCIL TAX

We are advised that the Council Tax Band is C

## FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

## OFFER PROCEDURE

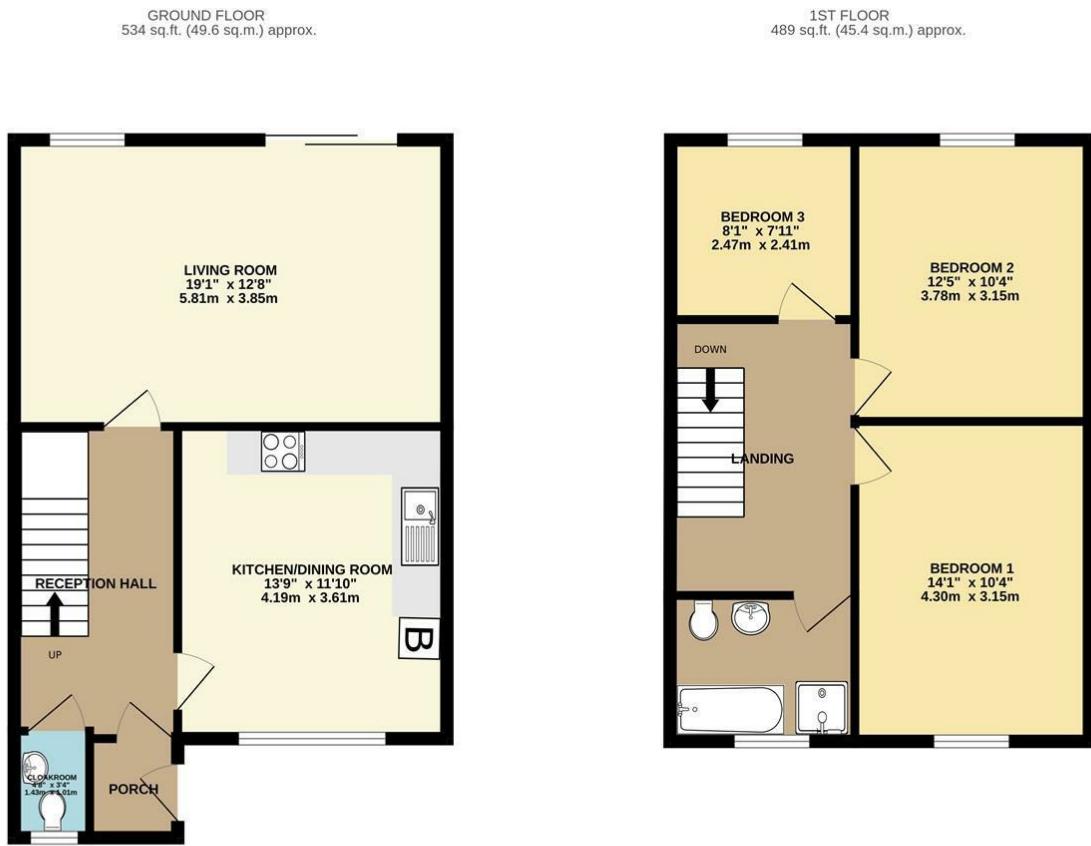
All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

## CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP  
Telephone Number 01267 240002  
Out of Hours 07572310493  
e mail sales@bj.properties

## Floor Plan

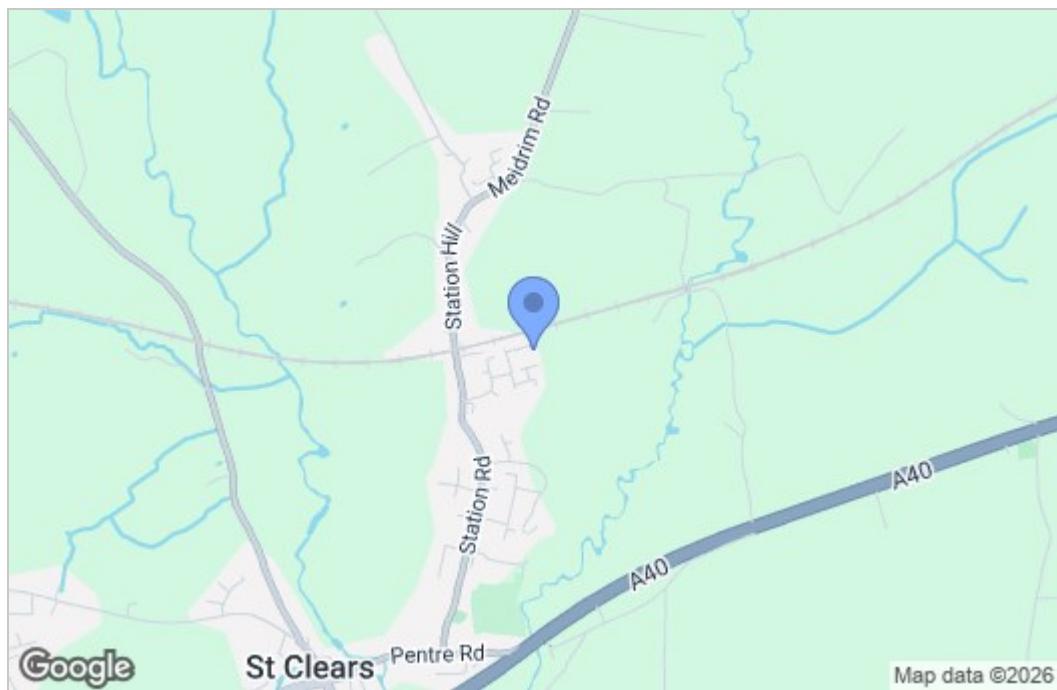


TOTAL FLOOR AREA: 1023 sq.ft. (95.0 sq.m.) approx.

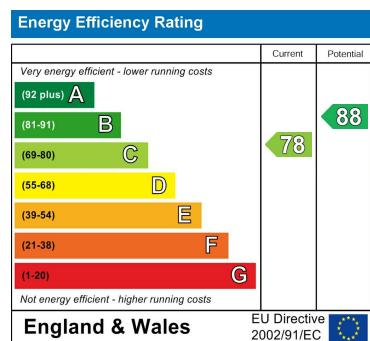
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These details are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



## Energy Efficiency Graph



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.