

## Plot 17 (The Arlington) Priory Fields, St Clears, SA33 4FF

**£265,000**

Welcome to Priory Fields, your exquisite new residence in St Clears. Meticulously crafted to harmonize with the charming architecture of this idyllic country town, Priory Fields boasts a mix of cream rendered or brick exterior, adorned with stone accents and crowned by slate grey roof tiles. Our thoughtfully designed development caters to diverse preferences, featuring two-bedroom houses, as well as spacious three and four-bedroom family homes.

A perfect setting for relaxation and making happy memories, The Arlington is thoughtfully designed throughout. A fresh cream render or brick, slate grey roof tiles and stone accents give it an enduring beauty, while the private driveway and detached garage provide ample off-road parking for two cars. The ground floor includes a generous lounge and a beautiful kitchen/dining area that opens onto the enclosed garden, making it easy to take your meals outside on sunny days. Upstairs, the three bedrooms include a master bedroom with its own ensuite bathroom, while landing storage helps you keep your home clutter-free.

## LOCATION

Discover the quaint charm and rich history of St Clears, a picturesque town nestled on the banks of the River Tâf in Carmarthenshire, Wales. With roots dating back to ancient times, St Clears boasts landmarks such as the medieval St Clears Castle and the 12th-century church of St Mary, offering a captivating glimpse into its historical tapestry. Centrally located at the crossroads of major roads, including the A40 and A477 ideal for commuting to larger towns such as Carmarthen, Tenby, Narberth & Haverfordwest, the town has long served as a hub for trade and transportation. Nearby amenities include Primary school, shops, butchers, post office, local pubs & restaurants. The town has had recent commercial development with famous chain eateries such as, Pret A Manger, Mc Donalds, Starbucks & Greggs providing a range of facilities and convenience. Explore the scenic countryside with rolling hills or take a long walk along the Coastal Path towards stunning beaches including Laugharne (5miles) or Llansteffan (10 miles), engage in outdoor activities, and partake in community events that celebrate local traditions.

## DESCRIPTION AND SPECIFICATION

Nestled amid mature hedgerows and trees, Priory Fields unfolds with scenic views of the countryside on three sides. Meticulously designed with a focus on nature, tranquillity and open spaces. The development features meandering pathways leading to charming cul-de-sacs adorned with private driveways and well-spaced residences. Complementing the existing natural surroundings, new trees have been introduced, and the careful selection of either cream render or red brick finish with the slate grey roof tiles ensures seamless integration with the surrounding architectural aesthetics. Priory Fields presents a captivating array of properties, thoughtfully tailored to meet diverse needs and life stages.

## KITCHEN

A comprehensive range of cabinets available within a Shaker Design.  
Possible upgrade design choices included on appliances, worktops, door colour and styles.  
As standard each kitchen will include: - Ceramic hob, electric single oven, Chimney cooker hood.

## BATHROOM FEATURES

Contemporary sanitaryware will be installed throughout with chrome fittings.  
Chrome radiators in all bathroom and En-suites.  
Tiles – Floor and wall tiles included as per scheduled areas.  
Additional tiling can be requested as a chargeable extra.

The purchaser will have a choice of tiles from our standard range.

Cloakrooms will have splash back tiling above the basin only, no flooring.

## FLOORS

Bathroom & Ensuite – Floor tiles

All other flooring – Buyers Responsibility

## INTERNAL FINISHES

Stairs with oak handrail and newels and spindles painted white.

White finished internal doors.

Polished chrome ironmongery.

Skirting Board - 100mm Pencil round down & upstairs

Architrave – 50mm Pencil round down & upstairs

## HEATING ELECTRICAL & LIGHTING

Spotlights to bathrooms, kitchen areas, (for lighting layout, please see your Sales Negotiator).

Thermally efficient gas central heating with thermostatically controlled radiators.

Mains electric supply smoke detectors.

TV points fitted to lounge and master bedroom.

## ENERGY

EPC A rated property, highest EPC rating possible.

Solar Panels fitted to roof.

Battery storage.

Car charging point.

## EXTERNALLY

Combination of brick or smooth render. Dependent on plot .

Marley tiles.

All windows U-pvc

Front doors are U-pvc style with chrome furniture.

Fitted Lantern as standard to the front door and sensor light to rear patio door.

1.8m featheredge fence to surround the rear and side boundaries to the developer's discretion.

Rear gardens to be top soiled.

Outside tap.

## SECURITY & PEACE OF MIND

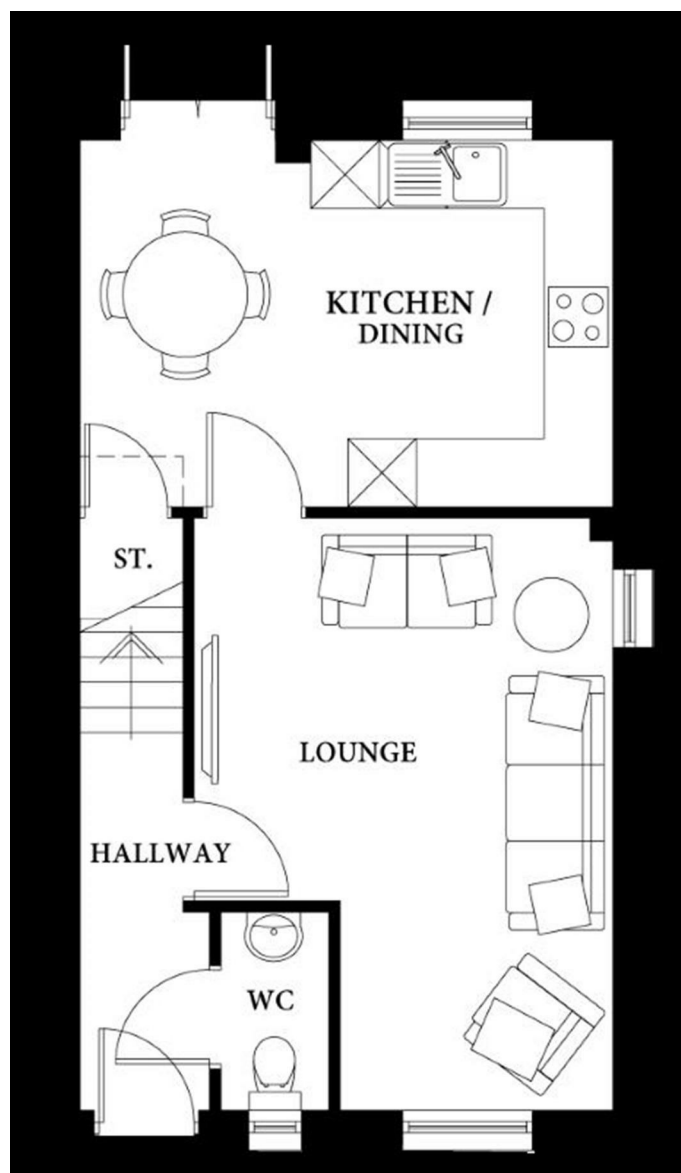
10-year structural new home warranty ICW warranty

Sprinkler system.

Security lighting to front and rear.

Mains linked smoke and carbon monoxide detectors.

## GROUND FLOOR



KITCHEN/DINING 15'3" x 10'6" (4.67m x 3.21m)

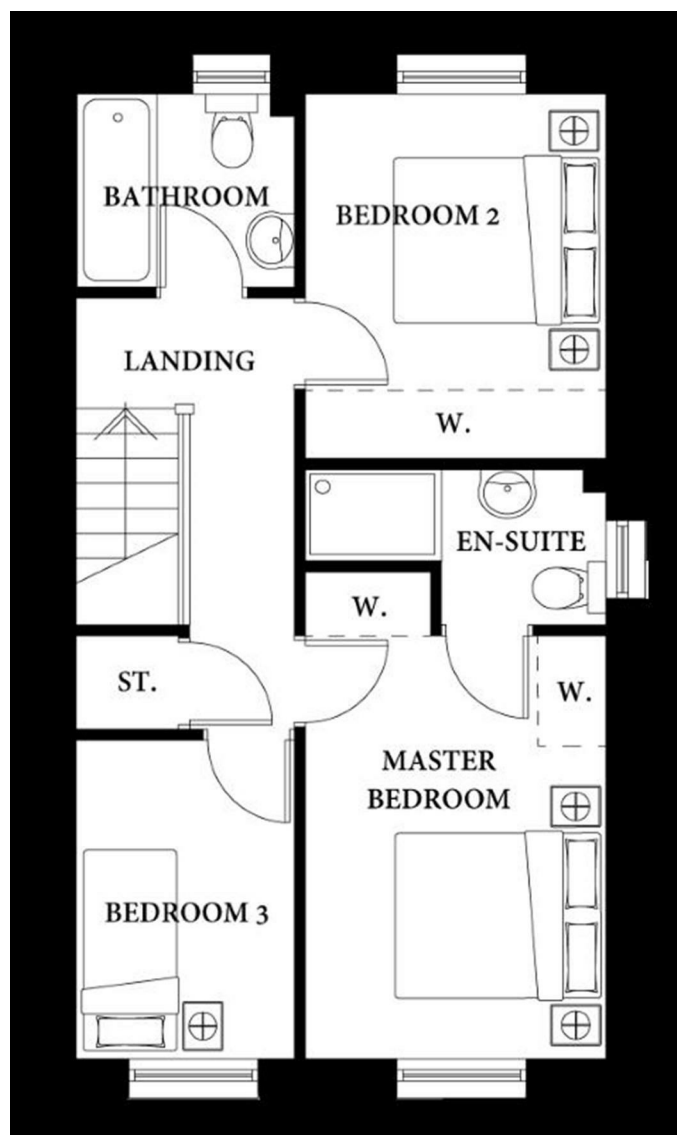
LOUNGE 11'0" x 17'0"\* (3.37m x 5.19m\*)

WC 3'1" x 5'8" (0.94m x 1.74m )

### INTERNAL FLOOR PLANS

Internal floor plans may be subject to alteration.  
Computer generated images are for illustrative  
purposes only. \* Dimensions listed are maximum

## FIRST FLOOR



MASTER BEDROOM 8'8" x 12'2" (2.65m x 3.73m)

EN-SUITE 8'8" x 4'5" \* (2.65m x 1.37m \*)

BEDROOM 2 8'8" x 10'6" (2.65m x 3.21m)

BEDROOM 3 6'3" x 9'2" (1.92m x 2.80m)

FAMILY BATHROOM 6'3" x 5'5" (1.92m x 1.66m)

### PLOTS

10, 13,14,, 15, 16, 17, 18, 19, 24, 25 , 40, 41 , 42,  
43, 44, 45, 46, 58, 59 (reserved) 61 & 62



## HELP TO BUY

Help to Buy Wales is an initiative that provides shared equity loan assistance to home buyers with funding from the Welsh Government

This scheme makes new-build homes available to all home buyers (not just first time buyers)

Support of up to a maximum of 20% of the purchase price is available to buyers through a shared equity loan funded by Help to Buy Wales, while buyers are required to provide a deposit of a minimum of 5% of the purchase price

Scheme is available on selected plots in selected sites

Obsidian Developments Ltd cannot advise you on a mortgage. The Help to Buy: Equity Loan scheme is subject to availability and may be withdrawn at any time without notice. Not to be used in conjunction with any other purchase assistance scheme, offer or promotion. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE, YOUR EQUITY LOAN OR OTHER DEBT SECURED ON IT.

For full details on the Help to Buy: Equity Loan scheme please visit [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)

## OBSIDIAN HOMES

We at BJ Properties welcome this opportunity of working with Obsidian Property Developments who are a progressive, innovative developer whose three founders' experience in the property industry. We place an emphasis on integrity and excellence and are committed to creating distinctive, high-quality homes that are a joy to live in.

They have created a friendly, fun, thriving and effective work environment for our trusted team, who work with determination and attention to detail to deliver excellence for our discerning purchasers. We do this at affordable prices, always striving to understand our clients' needs, and we take huge pride in handing over the keys to the excited buyers on completion.

Their core commitment is to ensure that our buyers are completely satisfied, and we relentlessly strive to build on our solid reputation.

Put simply, their clients' needs are at the heart of everything they do.

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2023\_

## CALL US AND REGISTER TODAY

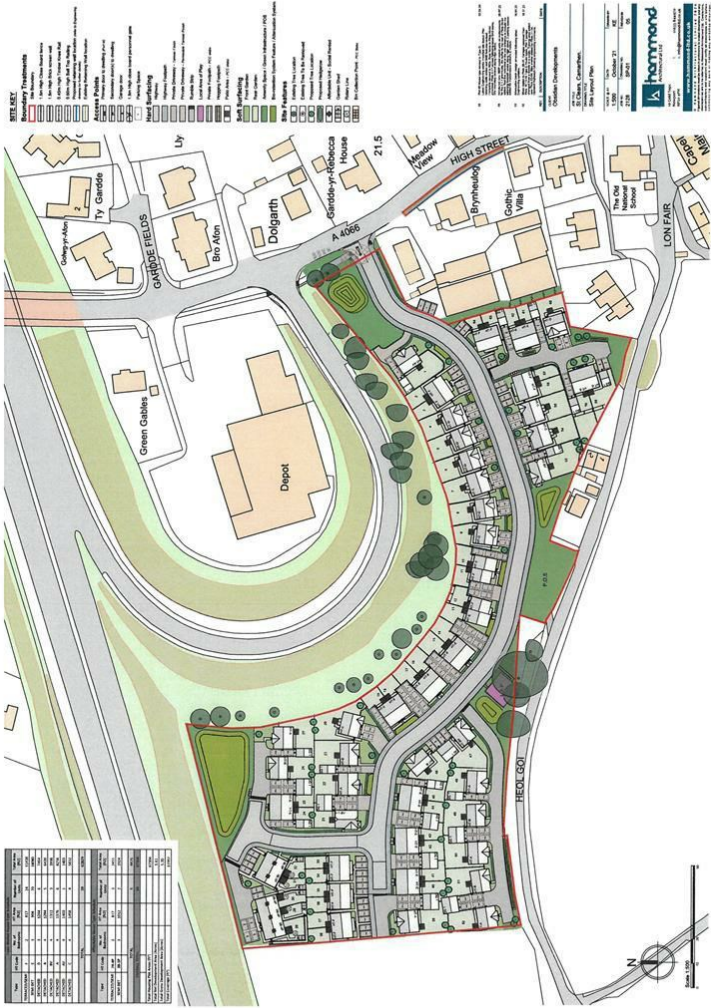
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Telephone Number 01267 240002

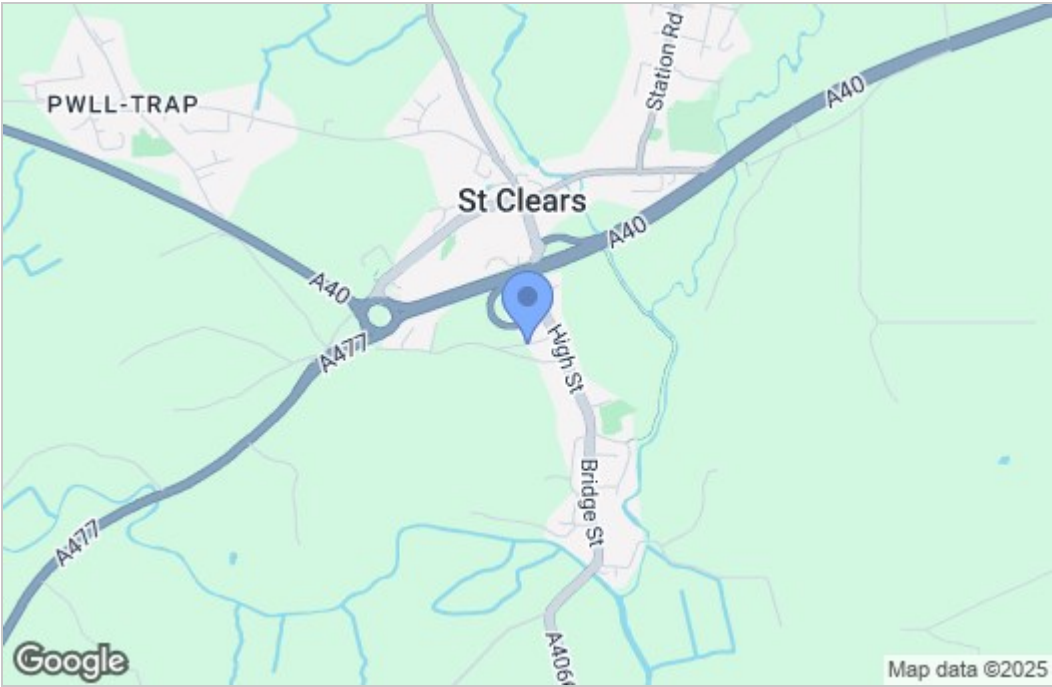
Out of Hours 07572310493

e mail [sales@bj.properties](mailto:sales@bj.properties)

Floor Plan



Area Map



Energy Efficiency Graph

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