



Croftly Salem Road, St. Clears, SA33 4DD

Offers in the region of £475,000

Spacious 4/5 Bedroom Detached Home in sought after location

Set in an elevated position enjoying far-reaching rural views over the picturesque town of St Clears, this generously proportioned 4/5 double bedroom detached home offers an exceptional opportunity for families or those seeking flexible living space in a tranquil setting, spanning an expansive 2196 sq feet. Situated on a substantial plot, the property boasts 4/5 versatile reception rooms, perfect for entertaining, working from home, or accommodating multi-generational living. The impressive main reception room is flooded with light from 3 floor to ceiling windows, as well as a games room/bedroom 5, dining room, study or 2nd living room and conservatory.

The bright and airy kitchen has a good variety of kitchen units as well as a gas hob, Neff double oven, integrated dishwasher and fridge freezer. The ground floor also features a convenient shower room, while the first floor benefits from a large family bathroom, complete with a kidney-shaped bath and a separate large shower.

Externally, the expansive plot offers lawned areas, 2 patios, greenhouse to the rear, and front driveway tarmac parking for 5 -6 cars with a car port. all while taking full advantage of the property's elevated location and panoramic countryside views.

A rare opportunity to acquire a home of such scale and flexibility in this sought-after rural location.

LOCATION & DIRECTIONS

Located on the periphery of the popular small town of St Clears, 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. Easy access on to the the A40 and A477 ideal for commuting to larger towns such as Carmarthen, Tenby, Narberth & Haverfordwest.

From Carmarthen travel west on the A40 for approximately 8 miles , travel into the centre of St Clears. Continue up the main street until you get to the left turning into Station Road, travel up Station Road, continue over the railway line , carry on this road till you get to the left turning into Salem Road, turn left here and Crofty will be the first property on your left.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY

Approached via a UPVC double glazed entrance door, Dog leg staircase to first floor and understairs storage cupboard, Glazed doors lead off to the principal reception rooms and shower room.

LIVING ROOM 18'2" x 13'5" (5.54m x 4.11)



3 Floor to ceiling window to rear, feature fireplace, radiator and glazed door to study



STUDY 16'8" x 11'2" (5.09m x 3.41m)



UPV Double glazed sliding door opening to rear patio and garden, window to front elevation, feature fireplace and radiator.

INNER HALLWAY

With access to kitchen and door to dining room

DINING ROOM 11'5" x 10'2" (3.48m x 3.12m)



Feature stained glass window, radiator and door to conservatory.



CONSERVATORY 12'1" x 8'0" (3.70m x 2.46m)



UPVC double glazed with door to rear garden and radiator.

KITCHEN 22'10" x 8'11" max (6.97m x 2.72m max)



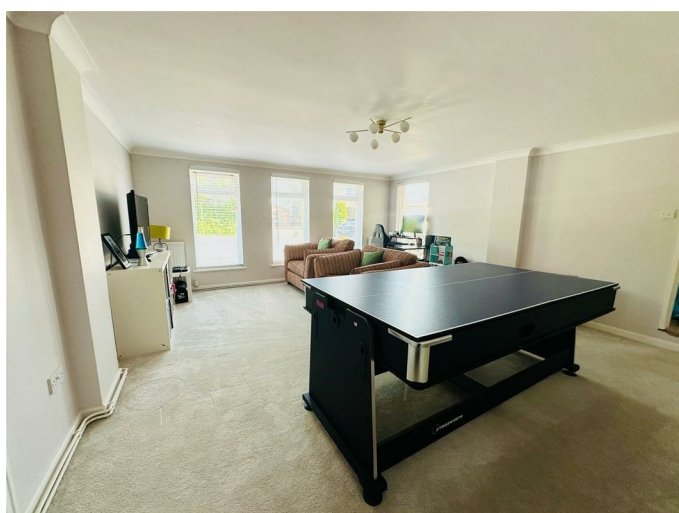
A range of base and eye level units with high gloss white door and drawer fronts and a granite effect work surface over the base unit. Neff double oven/grill and a four ring AEG mains gas hob with extractor over, integrated dishwasher. The utility area having matching units with integrated fridge/freezer and space for further freezer, plumbing for washing machine and space for tumble dryer. wall mounted gas boiler. Exterior side door.



GAMES/PLAY ROOM/5TH BEDROOM 17'11" x 15'6" (5.47m x 4.73m)



With 3 floor to ceiling windows to front elevation and radiators.



SHOWER ROOM 6'8" x 4'7" (2.05m x 1.42m)



Shower enclosure, WC and wash hand basin set in a vanity unit, heated towel rail and fully tiled.

FIRST FLOOR

Access to loft space and access to under eaves storage, sky light window, walk in airing cupboard with lagged hot water cylinder and doors off to....

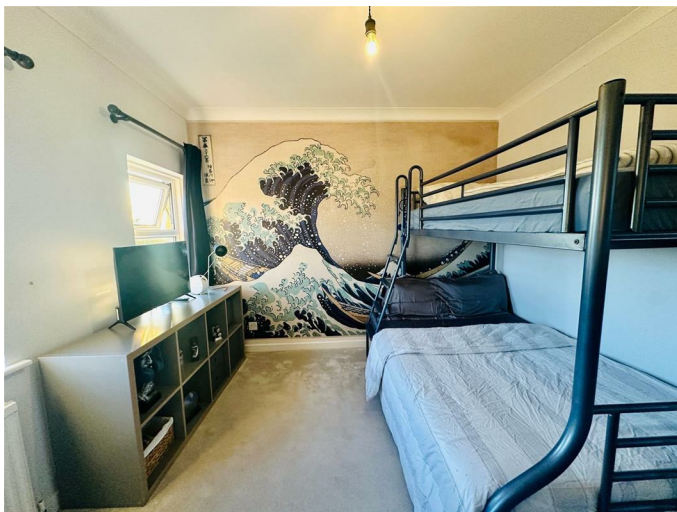
BEDROOM 1 16'5" x 10'8" (5.02m x 3.27m)



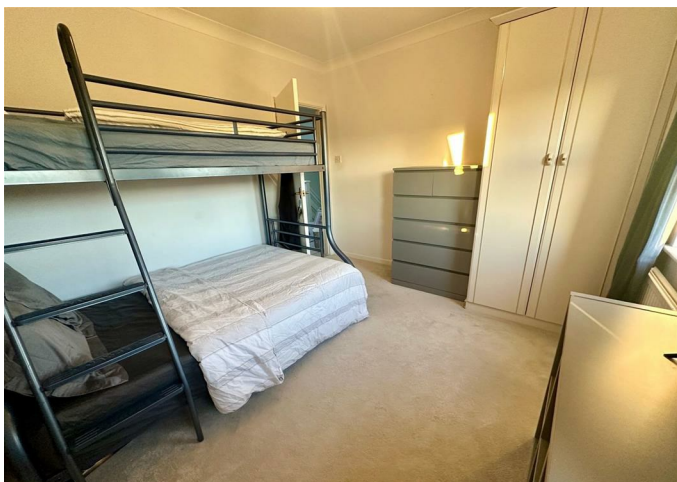
Window to front and 2 windows to rear elevation with views over the surrounding countryside, 2 radiators



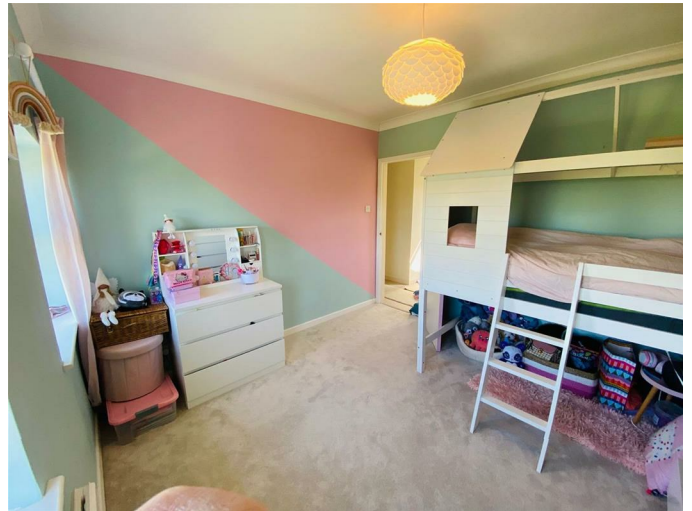
BEDROOM 2 10'6" x 9'11" (3.21m x 3.03m)



Window to rear with views and radiator



BEDROOM 3 10'9" x 9'11" (3.30m x 3.03m)



Window to rear and radiator, access to loft space.



BEDROOM 4 14'0" x 7'5" (4.27m x 2.27m)



Steps lead down the 4th bedroom with radiator, sky light windows and access to under eaves storage.

BATHROOM 8'0" x 9'11" (2.45m x 3.03m)



Panelled bath, his n hers wash hand basin set in a vanity unit, WC and shower enclosure, heated towel rail/radiator, fully tiled and window to rear with opaque glass



EXTERNALLY

Gated access to a spacious tarmac driveway providing excellent off road parking together a Car Port.

Enclosed south west facing rear garden is level laid to lawn and patio with shrub borders, decorative stone and brick paths.

Timber built garden shed and glass house together with a useful workshop/garden shed (3.53m x 2.35m) with power and light connected





VIEWS FROM THE PROPERTY



SERVICES

Mains water, electric, drainage and gas

COUNCIL TAX

We are advised that the Council Tax Band is G

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

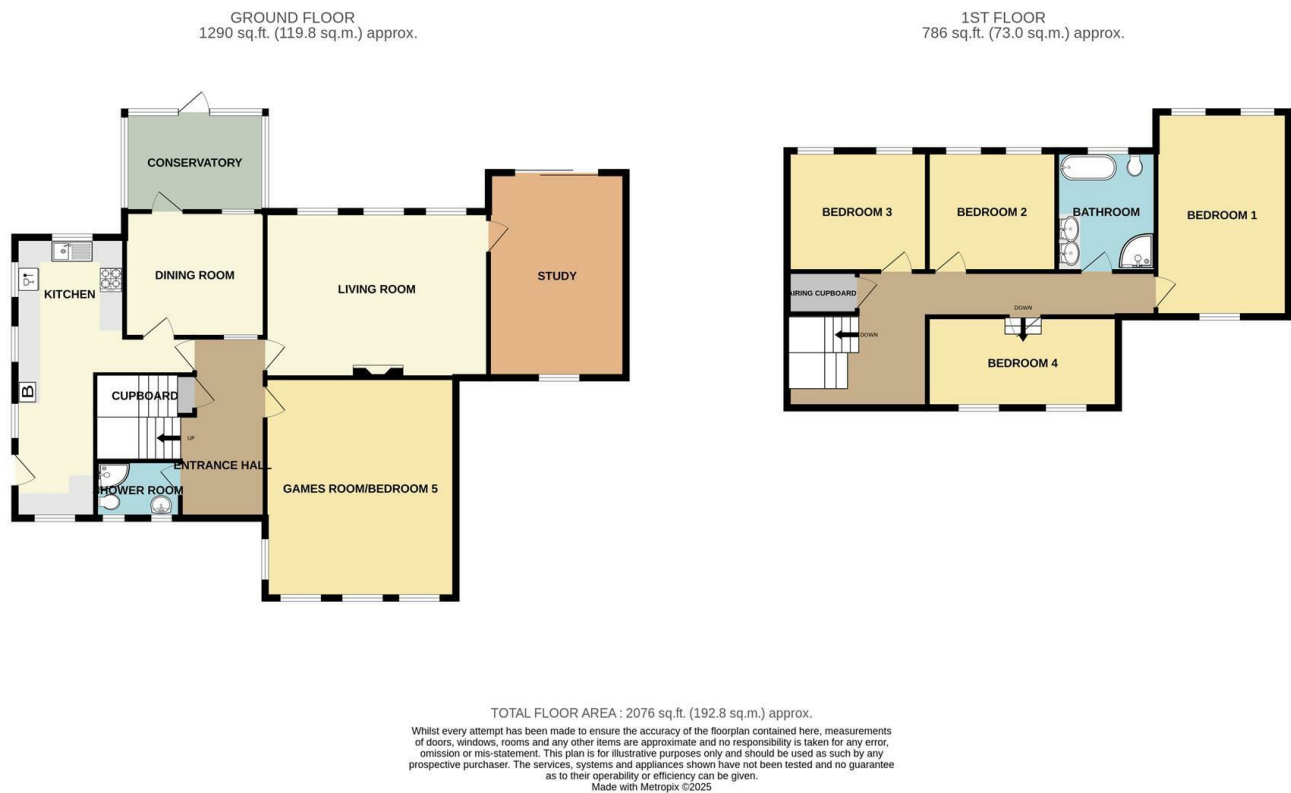
BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

Telephone Number 01267 240002

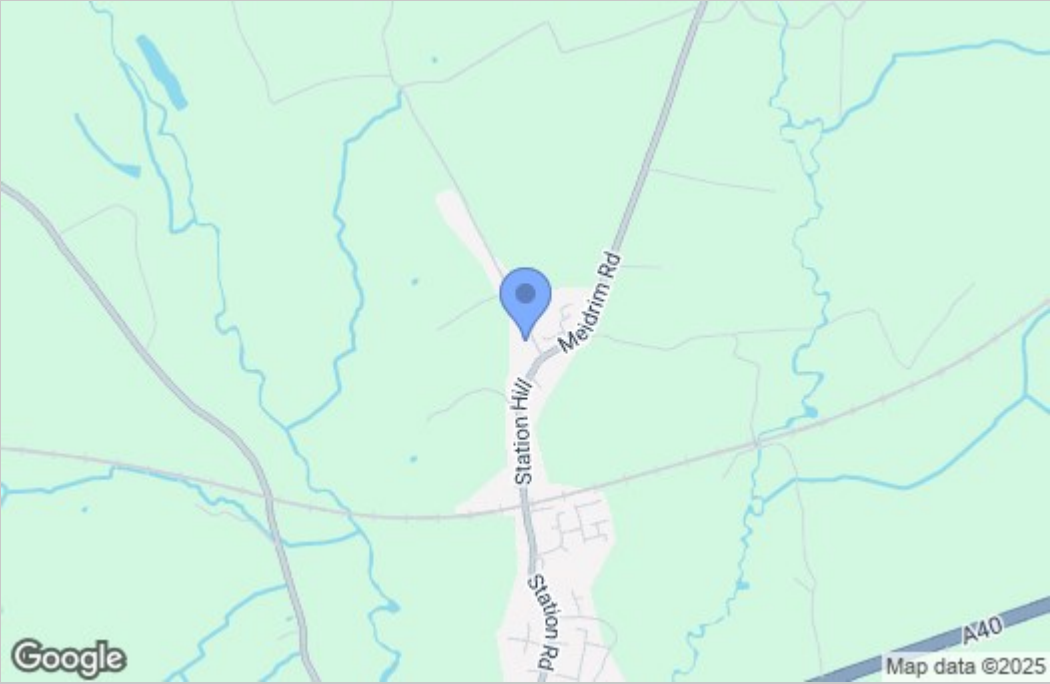
Out of Hours 07572310493

e mail sales@bj.properties

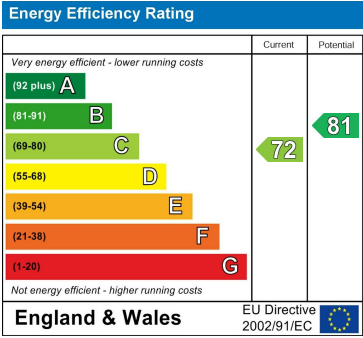
Floor Plan



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.