



61 Cae Gwyrdd, Carmarthen, SA33 4BE

Offers in the region of £225,000

Located on a sought-after residential development in the heart of St. Clears, this modern semi-detached house offers stylish and practical living, making it an ideal choice for a young family or first-time buyers.

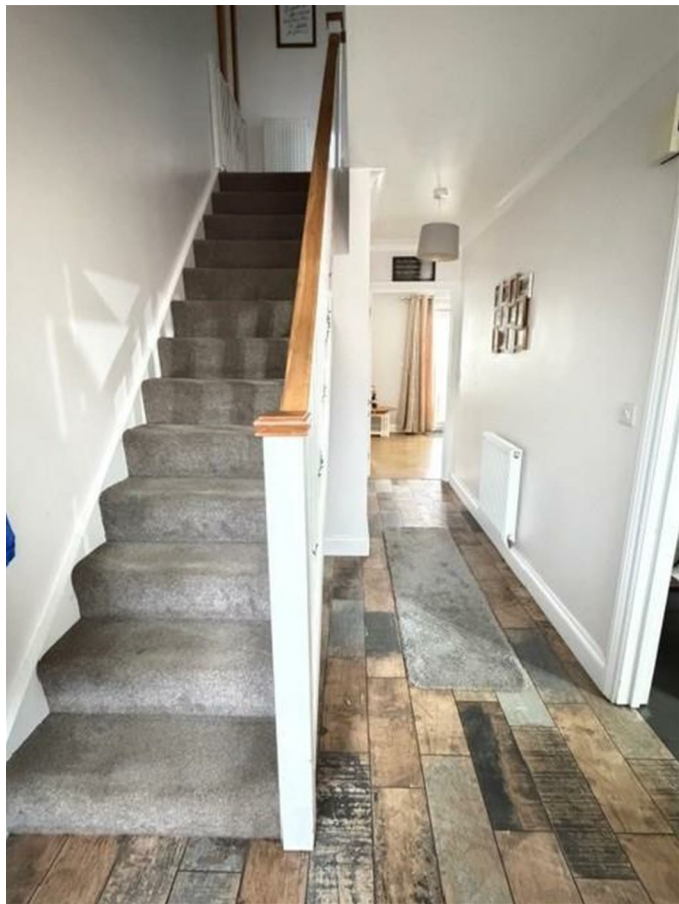
The ground floor features a contemporary kitchen/dining room, the bright and spacious living room benefits from patio doors opening onto the rear garden, allowing plenty of natural light to fill the space. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the first floor provides three well-proportioned bedrooms and a modern family bathroom, offering a comfortable and functional layout for modern living.

To the front of the property, there is off-road parking, while a side access leads to the enclosed, low-maintenance rear garden, attractively laid out to patio and featuring a useful utility shed—ideal for storage or laundry appliances. The home also benefits from gas central heating and double glazing throughout.

With its excellent location, modern finish, and family-friendly layout, this property represents a fantastic opportunity to purchase a quality home in a popular area of St. Clears.

RECEPTION HALLWAY



Approached via a UPVC double glazed entrance door, radiator, understairs storage area with plumbing for washing machine and stairs to first floor and radiator.

CLOAKROOM

With WC and corner wash hand basin, heated towel rail.

LIVING ROOM 16'4" x 12'2" max (5.00m x 3.73m max)



Sliding patio doors to rear and window to rear, vertical radiator.



KITCHEN/DINING ROOM 16'2" x 9'7" (4.93m x 2.93)

Fitted with a good range of wall and base units incorporating a 1.5 bowl single diner stainless steel sink unit with mixer tap, 5 ring gas hob with extractor over, electric oven, space for fridge/freezer and cupboard housing the 'Ideal' gas boiler. Radiator and window to front elevation.



FIRST FLOOR

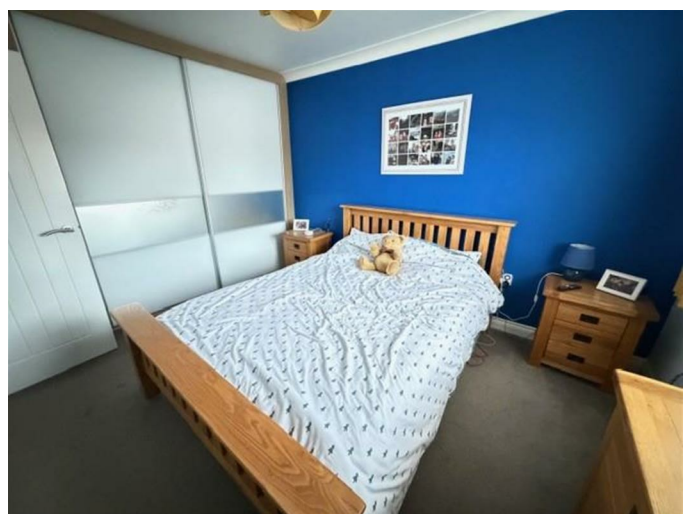


Landing with access to loft space, radiator and doors off to....

BEDROOM 1 9'9" x 9'10", 226'4" (2.98 x 3,69m)



Window to front elevation, radiator and fitted wardrobe to one wall with sliding doors.



BEDROOM 2 12'9" x 9'1" (3.89m x 2.78m)



Window to rear and radiator.

BEDROOM 3 9'2" x 7'4" (2.81m x 2.25m)



Window to rear and radiator.

BATHROOM

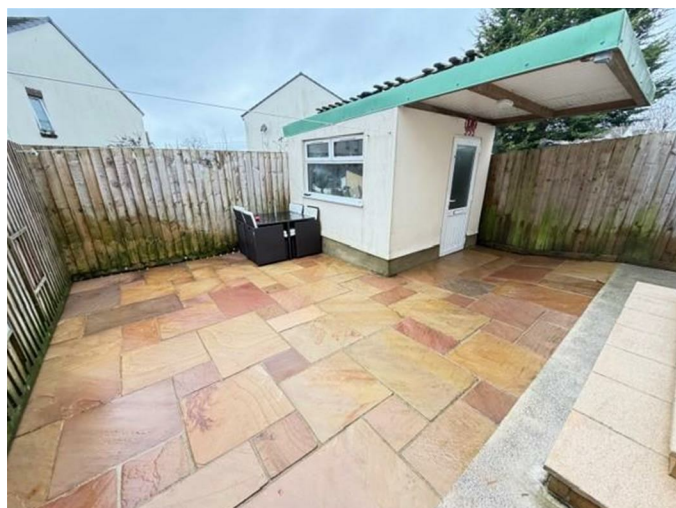


Panelled bath with shower over and shower screen, WC and wash hand basin, part tiled, radiator and window to front elevation.

EXTERNALLY



The property benefits from generous off-road parking to the front, providing convenience for multiple vehicles. A side access pathway leads to a secure gate opening into the low-maintenance rear garden, which is neatly laid to patio—ideal for outdoor seating or entertaining. The garden also features a useful shed with power and lighting connected, offering excellent additional storage or potential workspace.



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

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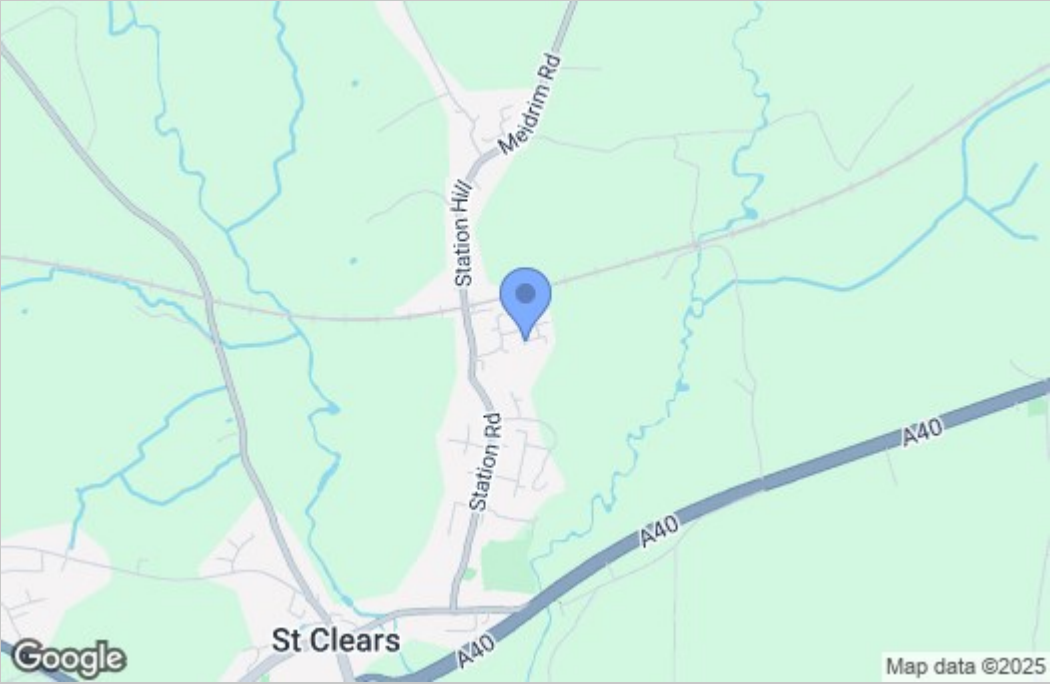
e mail sales@bj.properties

Floor Plan

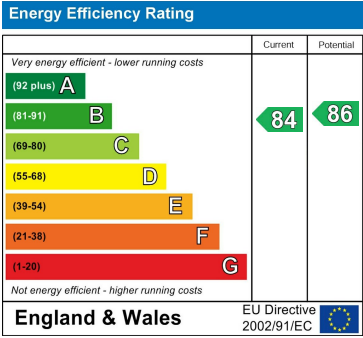


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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