



Plot 49 (The Malvern) Priory Fields, St Clears, SA33 4ET

£430,000

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 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. This gracious and stylish family home sports cream render or brick, grey roof tiles and stone accents for a fresh but traditional exterior. The addition of a private driveway and detached garage makes parking a breeze. Inside, a generous hallway opens onto a large lounge and a stunning, free flowing kitchen, breakfast and dining area designed to suit everything from family mealtimes to entertaining. The breakfast area opens directly onto the garden, making it easy to relax and watch the children play or move your mealtimes outside on sunny days. Upstairs you'll find four spacious double bedrooms, including a master bedroom with its own ensuite bathroom. Thoughtfully designed with an eye for quality and space, this is an ideal family home.

PLOT 49 - OVERLOOKING OPEN FIELDS

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 & SPECIFICATIONS

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.
Integral dishwasher Built-in Fridge Freezer (70:30)

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

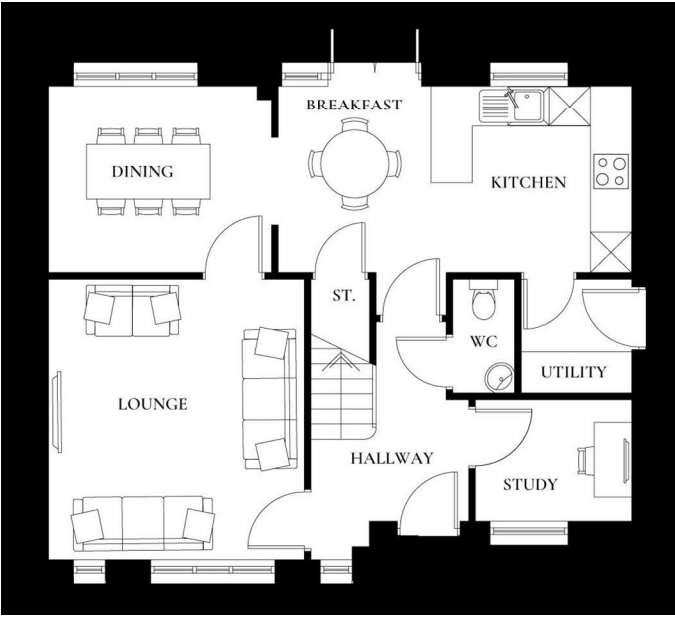
10-year structural new home warranty ICW warranty

Sprinkler system.

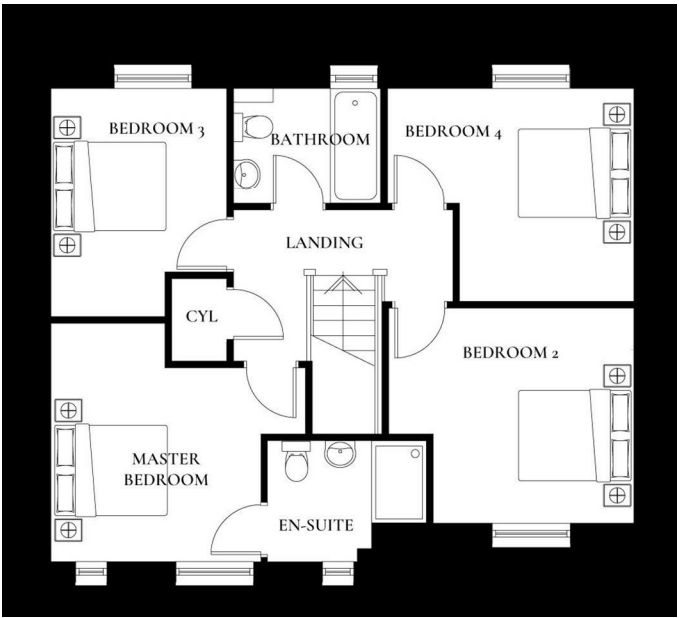
Security lighting to front and rear.

Mains linked smoke and carbon monoxide detectors.

GROUND FLOOR



- KITCHEN/BREAKFAST 13'7" x 8'11" (4.15m x 2.74m)
- DINING 10'7" x 8'11" (3.25m x 2.74m)
- LOUNGE 12'2" x 13'5" (3.73m x 4.09m)
- STUDY 7'5" x 5'9" (2.28m x 1.77m)
- UTILITY 5'3" x 5'5" (1.61m x 1.66m)
- WC 2'11" x 5'5" (0.90m x 1.66m)



FIRST FLOOR

- MASTER BEDROOM 12'2" x 11'4" * (3.73m x 3.47m *)
- EN-SUITE 7'6" x 5'9"* (2.31m x 1.76m*)
- BEDROOM 2 11'8" x 10'3"* (3.57m x 3.13m*)
- BEDROOM 3 8'4" x 10'11" * (2.56m x 3.35m *)
- BEDROOM 4 11'9" x 10'3"* (3.59m x 3.13m*)
- FAMILY BATHROOM 6'10" x 5'6" (2.10m x 1.70m)

INTERNAL FLOOR PLANS

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

PLOTS

21, 23, 46, 47, 48, 49

OBSIDIAN HOMES

We at BJ Properties, welcome this opportunity of working with Obsidian Property Developments who are a progressive, innovative developer whose three founders have a combined total of more than seven decades' 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.

ICW_Showcase Awards Winners_ICW_SAW
2023_

CALL US TO REGISTER YOUR INTEREST
TODAY

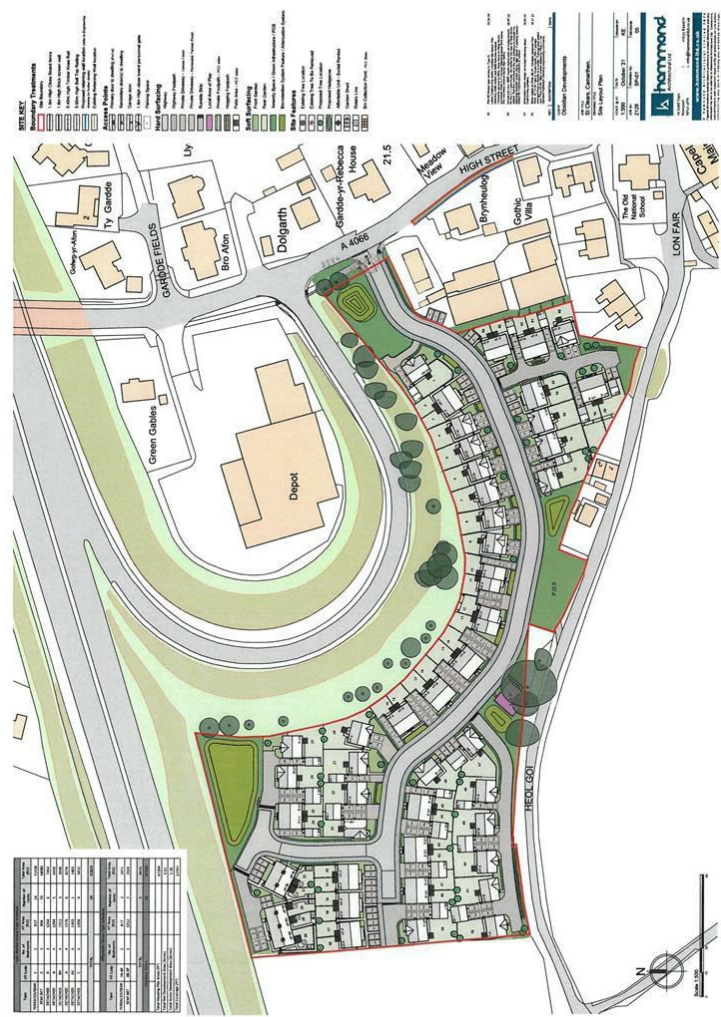
BJ.Properties 104 Lammas Street Carmarthen
SA31 3AP

Telephone Number 01267 240002

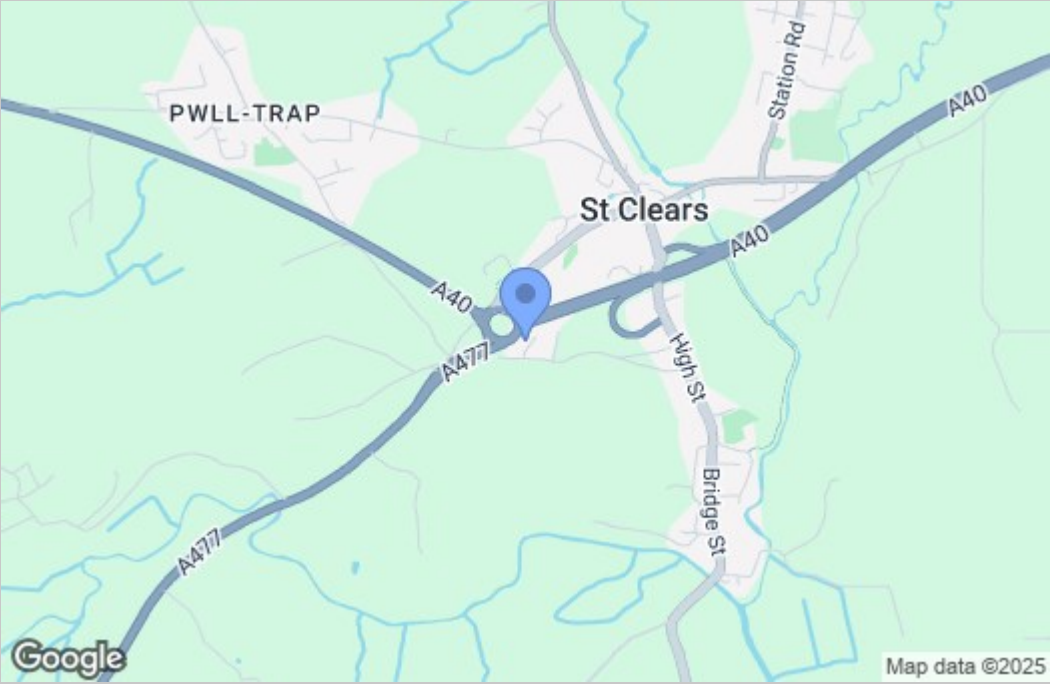
Out of Hours 07572310493

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.