



## 3 Parc Llwyn Celyn, St Clears, Carmarthen, SA33 4EB

**Offers in the region of £265,000**

This attractive modern semi-detached house is situated on a popular residential development, conveniently positioned for the amenities of St Clears and the county town of Carmarthen. Well presented throughout, the property offers comfortable and contemporary living, ideal for families, first-time buyers, or those seeking a low-maintenance home.

The accommodation briefly comprises a welcoming living room, a fitted kitchen/dining room with patio doors opening onto the rear garden, and a convenient downstairs cloakroom. To the first floor are three well-proportioned bedrooms, including a main bedroom with en-suite shower room, together with a modern family bathroom.

The property benefits from gas central heating and double glazing throughout. Externally, there is parking to the front, while the enclosed rear garden provides an excellent space for relaxing and entertaining, featuring a patio area, lawn, and a fantastic pizza oven—perfect for outdoor dining. An appealing, well-maintained home in a desirable location, offering modern living with excellent access to local services and transport links.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY



Stairs leading to first floor and understairs storage cupboard, radiator and doors off to living room, kitchen and cloakroom.

### CLOAKROOM



With WC and corner wash hand basin, window to side elevation and radiator,

### LIVING ROOM 10'4" x 10'4" (3.17m x 3.17m)



Window to front elevation and radiator.



**KITCHEN/DINING ROOM 17'5" x 10'0" (5.31mx 3.05m)**



Kitchen area is fitted with an excellent range of wall and base units incorporating a 1.5 bowl single drainer porcelain sink unit, eye level oven and microwave, gas hob with extractor over, integral fridge/freezer and dishwasher.

Window and Patio doors to rear and radiator.



**FIRST FLOOR**

Landing with access to loft, radiator, cupboard housing the 'Logic' gas boiler and a further useful storage cupboard. Door off to.....

**BEDROOM 1 11'8" x 8'3" (3.58m x 2.53m)**



Window to front, radiator and range of fitted wardrobes with sliding doors. Door to En-suite



## EN-SUITE



Shower enclosure, WC and wash hand basin, shaver point, heated towel rail/radiator and fully tiled.

## BEDROOM 2 9'10" x 9'6" (3.02m x 2.92m)



Window to rear and radiator.

## BEDROOM 3 10'0" x 7'1" max (3.07m x 2.16m max)



Window to rear and radiator.

## BATHROOM 6'0" 5'1" (1.85m 1.57m)



Panelled bath with shower over and folding shower screen, WC and wash hand basin, radiator/heated towel rail, fully tiled and a feature diamond shaped window.

## EXTERNALLY

To the front, there is off-street parking providing convenient access.

A gated side entrance leads through to a fully enclosed rear garden. The garden is predominantly laid to lawn with borders, along with paved patio areas ideal for outdoor seating and entertaining. A charming pizza oven creates a fantastic focal point, perfect for al fresco dining and social gatherings. The garden is further complemented by a useful garden shed, providing additional storage space.



## 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](mailto:sales@bj.properties)

## SERVICES

Mains water, drainage, electric and gas

## COUNCIL TAX

We are advised that the Council Tax Band is

## FLOOR PLANS

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

## NB

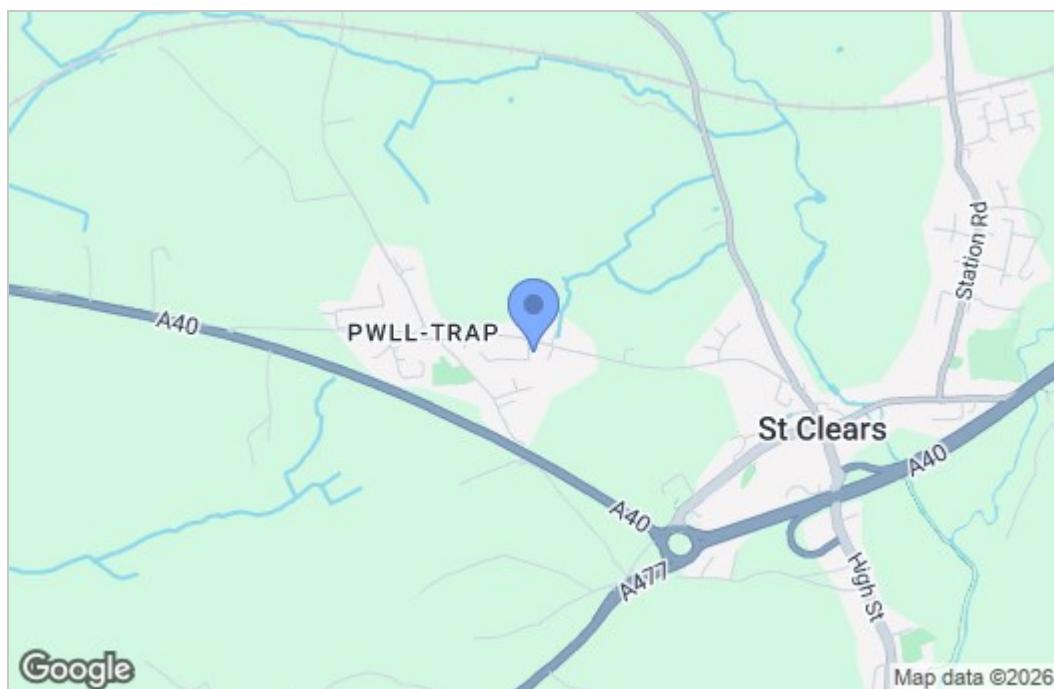
These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers 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.

## Floor Plan

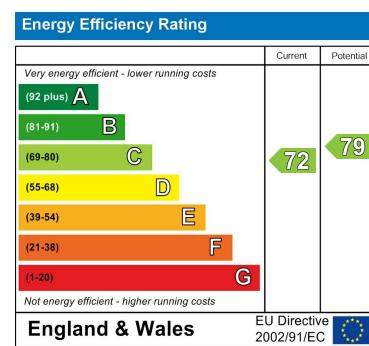


TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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.