

42 Parc Llwyn Celyn, Pwll Trap, St Clears SA33 4EB

Guide Price £285,000 Freehold

FOR SALE | AR WERTH



Description

*****CHAIN FREE***** Swift Property Services are pleased to offer 42 Parc Llwyn Celyn on the market for sale. Situated in a quiet cul de sac on the popular Redrow development within Pwll Trap, on the outskirts of the town of St Clears, Carmarthenshire. Convenient location close to the A40 providing transport links to the west and east. St Clears is situated within approximately half a mile, where a good range of local amenities can be found including, shops, doctors surgery, supermarkets, cafes, primary school, leisure facilities and more. The county town Carmarthen is situated approximately nine miles to the east where a larger selection of amenities can be found. This contemporary property, built circa 2015 offers a good specification catering for modern living whilst offering a high level of energy efficiency. Ground floor brief specification comprised of entrance hall, cloakroom / wc, living room and spacious, light & airy kitchen / diner opening to the garden offering the perfect place to socialise. The first floor comprises of four bedrooms, family bathroom and en suite shower room. Externally there is a well maintained, mainly lawned, enclosed rear garden with patio, further front lawn, tarmaced off road parking to the side and garage with power / lighting. Mains gas central heating with combination boiler. Double glazed throughout. EPC - . Council tax band "E". Please see our virtual tour to fully appreciate all that this fantastic property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk.



Rooms & Descriptions

Location: Situated in a quiet cul de sac on the popular Redrow development within Pwll Trap, on the outskirts of the town of St Clears, Carmarthenshire. Convenient location close to the A40 providing transport links to the west and east. St Clears is situated within approximately half a mile, where a good range of local amenities can be found including, shops, supermarkets, cafes, doctors surgery, primary school, leisure facilities and more. The county town Carmarthen is situated approximately nine miles to the east where a larger selection of amenities can be found

Ground Floor:

Entrance Hall: Paved entrance to the fore. Porch canopy with Composite door opening to the entrance hall. Doors to cloakroom/wc, living room, kitchen/diner, understairs storage and stairs to first floor landing. Carpeted floor and integrated floor mat. Radiator. Mains smoke detector.

Living Room: 3.42m (11'3") x 5.25m (17'3") Door to entrance hall. Large uPVC double glazed window to the fore with Georgian bars. Radiator. Carpeted floor.

Kitchen / Diner: 5.86m (19'3") x 3.55m (11'8") External uPVC double glazed patio doors opening to the garden. Internal door to hall. uPVC double glazed window to rear. Built in utility cupboard with space for washing machine and tumble dryer. Range of base and wall units. One functioning as a breakfast bar. Integrated gas hob/ electric oven, Microwave & dishwasher. Stainless sink and drainer. Stainless steel extractor hood. Splashback. Wood effect flooring. Radiator.

Cloakroom / WC: Door to hall. Frosted uPVC double glazed window to fore. Coupled WC with push button flush. Corner sink with mixer tap. Tiled splashback. Radiator. Consumer unit. Wood effect flooring. Extractor.

First Floor:

Landing: Carpeted floor. Stairs down to ground floor hall. uPVC double glazed window to side elevation. Radiator. Doors to bedrooms 1, 2, 3 & 4, bathroom and airing cupboard. Access to loft space, boarded with lighting.

Bedroom 1: 3.13m (10'4") x 3.89m (12'10") Door to hall. uPVC double glazed window to fore. Fitted wardrobe. Carpeted floor. Door to ensuite.

Bedroom 2: 2.85m (9'5") x 3.77m (12'5") Door to hall. uPVC double glazed window. Carpeted floor. Radiator. Fitted wardrobe.

Bedroom 3: 2.95m (9'9") x 2.60m (8'7") Door to hall. uPVC double glazed window. Carpeted floor. Radiator.

Bedroom 4: 2.64m (8'8") x 2.11m (7'0") Door to hall. Carpeted floor. Upvc double glazed window to fore. Radiator.

Bathroom: 1.70m (5'7") x 1.92m (6'4") Door to landing. uPVC opaque double glazed window to side elevation. Blinds. Three piece bathroom suite comprised of bath with mixer tap / shower over, glass panel, oval wash basin with mixer tap and coupled wc with push button flush. Chrome towel. Wood effect flooring. Part tiled walls. Extractor.

En Suite: 2.15m (7'1") x 1.48m (4'11") Door to bedroom 1. uPVC double glazed window to side. Coupled WC with push button flush. Oval sink with mixer tap. Walk in shower with mixer tap. Sliding door. Chrome towel radiator. Tiled walls. Wood effect flooring. Extractor.

Externally: Mainly lawned, enclosed rear garden with further patio area. Lawned garden to the fore. Tarmaced driveway to side. Detached garage boarded with loft ladders including up and over door, power / lighting. Gated side entrance. Shed. Outside lighting.

Services: Mains gas central heating (serviced May 2025) , electricity, mains water and sewerage. High speed broadband coverage area.

Tenure: Freehold.

EPC:

Construction: Cavity wall

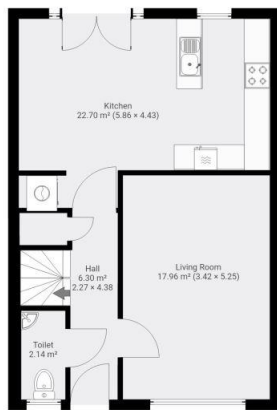
Council Tax: Council tax band "E". Local authority Carmarthenshire County Council.

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

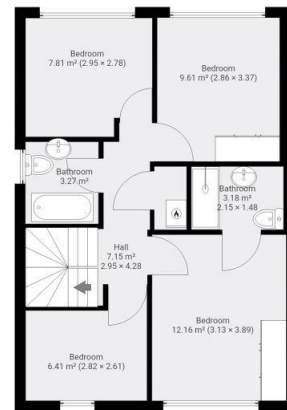
Chain Free:

Further Details / Sprift: <https://portal.sprift.com/property-report/42-parc-llwyn-celyn-carmarthen-sa33-4eb/4328293>

Floor Plan



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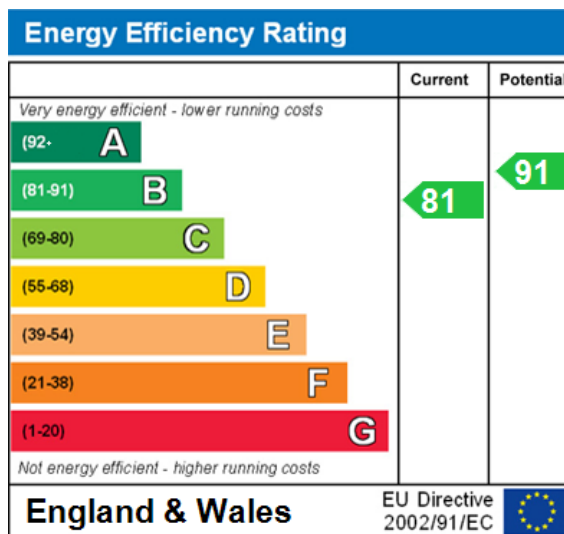


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Property Features

- 4 Bedroom
- Detached
- Off road parking
- Garage
- Gas CH

EPC Certificate



PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983