Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Salem Road
St
Clears
Carmarthen
Carmarthenshire

Offers In Region Of £340,000











- Modern Detached 4 Beds Dormer Style Property
- Sought After Location & Stunning Views On Offer
- Ideal Family Home Close To Good Amenities
- Spacious Well Presented Accommodation
- Hall, Kitchen, Utility/Shower Room, 2 Rec Rooms, Bathroom, 2 Downstairs Beds
- First Floor Provides 2 Beds (1 En Suite) & Shower Room
- Mature Landscaped Well Established Gardens To Relax
- Car Parking Driveway & Garage/Workshop
- Quiet Spot & Viewing Highly Recommended
- Easily Accessible to Beautiful Pembs Coastline

Ref: PRC11414

Viewing Instructions: Strictly By Appointment Only

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General Description

A superb opportunity to acquire a well presented detached 4 bedroom, 4 bath dormer property, having a popular sought after location on the edge of the highly desirable town of St Clears. The property offer spacious modern family sized accommodation enjoying delightful far reaching countryside views to the rear of which viewing is essential. Outside there are beautifully manicured gardens to relax with car parking driveway and garage. Very convenient spot to amenities and the carriageway with excellent road links to Carmarthen and Pembs.

Accommodation

Entrance Porch (6' 07" x 6' 03") or (2.01m x 1.91m)

Double glazed front entrance door, fitted bench seating, door to:

Entrance Hall (22' 05" x 5' 01") or (6.83m x 1.55m)

Spacious hallway with radiator, stairs to first floor, doors to:

Kitchen / Breakfast Room (14' 06" x 12' 10") or (4.42m x 3.91m)

Range of fitted base and wall cupboards with sink unit, built in dish washer, gas hob with fitted hood over, built in fridge, electric oven, built in store cupboard, radiator, door to:

Utility & Shower Room (19' 03" x 6' 08") or (5.87m x 2.03m)

Spacious room with plumbing for washing machine and dryer, fridge/freezer space, patio doors to garden, radiator, door to Shower room with shower cubicle, tiled flooring.

Living Room (16' 00" x 12' 09") or (4.88m x 3.89m)

A most spacious light and airy room with ornate fireplace and coal effect fire, built in arched alcove recess with shelving, timber block flooring, radiator, access through to:

Sun Room (9' 03" x 4' 10") or (2.82m x 1.47m)

Most relaxing room with stunning views to rear across miles of open countryside, double aspect windows.

Bedroom 1 (10' 10" x 10' 03") or (3.30m x 3.12m)

Window to front and side, radiator.

Bedroom 2/Office (10' 02" x 9' 05") or (3.10m x 2.87m)

Currently used as study, window to side, radiator.

Reception/ Dining Room (12' 11" Max x 10' 02") or (3.94m Max x 3.10m)

French doors to rear garden, radiator.

Bathroom (7' 05" x 5' 02") or (2.26m x 1.57m)

Modern suite comprising bath with electric shower over and screen, Vanity unit with wash basin, WC, radiator, partly tiled walls.

First Floor Landing (12' 07" x 7' 08") or (3.84m x 2.34m)

Spacious landing area with doors to under eaves storage space, doors to:

Bedroom 3 (10' 09" x 10' 08") or (3.28m x 3.25m)

Window to front with lovely views, built in wardrobes, radiator, door to:

En-Suite Shower Room (4' 09" x 4' 08") or (1.45m x 1.42m)

Modern suite comprising shower cubicle, WC, wash basin, sky window.

Bedroom 4 (12' 10" x 7' 10") or (3.91m x 2.39m)

Window to rear with stunning views, radiator.

Shower Room (7' 09" x 4' 09") or (2.36m x 1.45m)

Comprising shower cubicle, WC and wash basin, radiator, sky window.

Outside

A particular feature of the property is the beautifully landscaped grounds and gardens on offer, with stoned car parking forecourt providing good parking space. Adjoining garage/workshop - 29' x 11'8 divided into two areas with useful workshop and garden store at rear, built in cupboard housing the gas fired boiler, rear entrance door.
Front garden area with attractive low walling and shrub borders and conifers, pathway leading to rear with manicured garden laid to mature lawn, shrub borders, mature conifer tree, mature hedging, patio/seating area to relax and enjoy the wonderful views. Timber steps leading up to outside balcony again with stunning views.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the vicinity, please contact your network provider for further information.

Services

Mains electricity, mains water, mains gas, mains drainage.

EPC Rating:64

Tenure

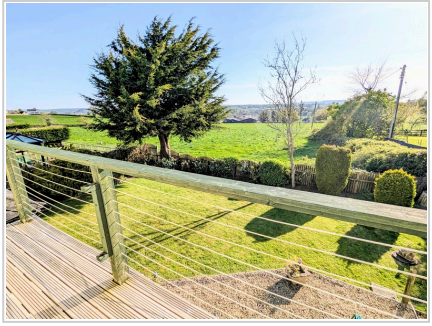
We are informed that the tenure is Freehold

Council Tax

Band Not Specified

Directions

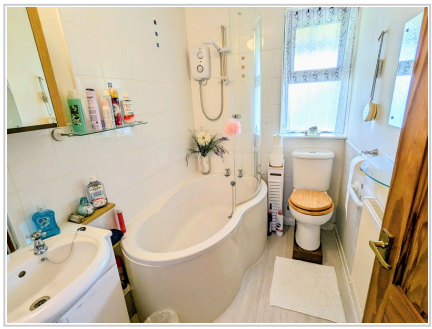
From St Clears proceed on the Meidrim road and up over the railway crossing, and proceed on another 0. 2 miletaking the next turning left at small junction onto Salem road. Continue along the lane for approx. 0.3 mile and the property will be found further along on the left.



















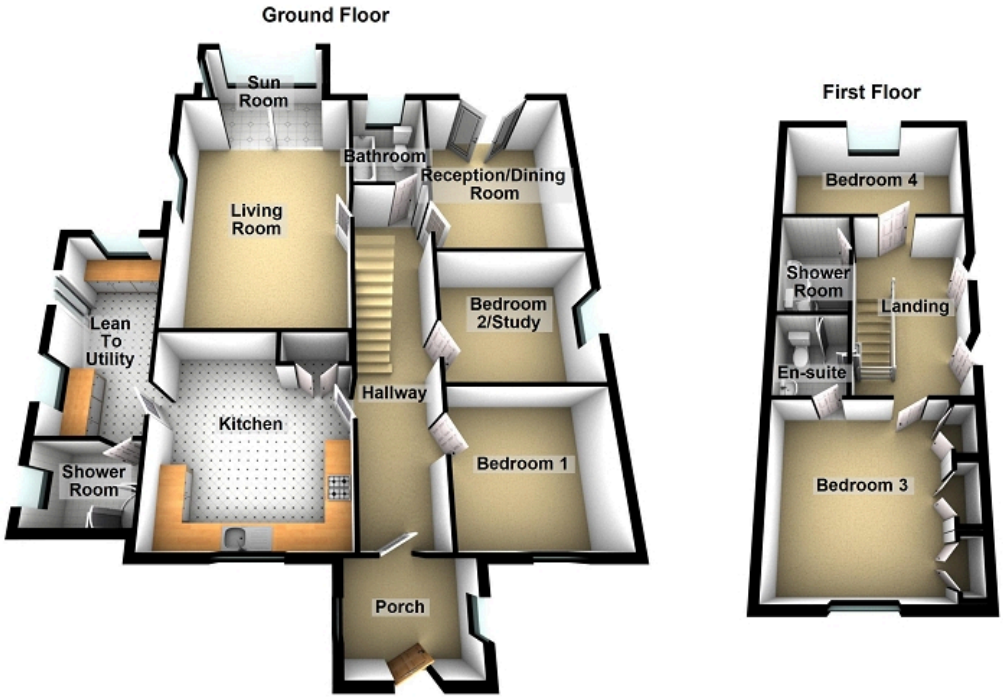










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