

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- ATTRACTIVE DECEPTIVELY LARGE MODERN DETACHED FAMILY RESIDENCE.
- 4 DOUBLE BEDROOMS. 2 LIVING ROOMS. 2 BATHROOMS.
- LARGE FITTED KITCHEN KITCHEN/DINING ROOM. 3 WC's.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- FAR REACHING VIEWS TO REAR.
- 0.75 MILE A40 TRUNK ROAD.
- 1 MILE ST. CLEARS TOWN CENTRE.
- MIDWAY CARMARTHEN AND HAVERFORDWEST.

No 11 Clos Nathaniel,
Pwll Trap,
St. Clears SA33 4AW

£359,950 OIRO
FREEHOLD

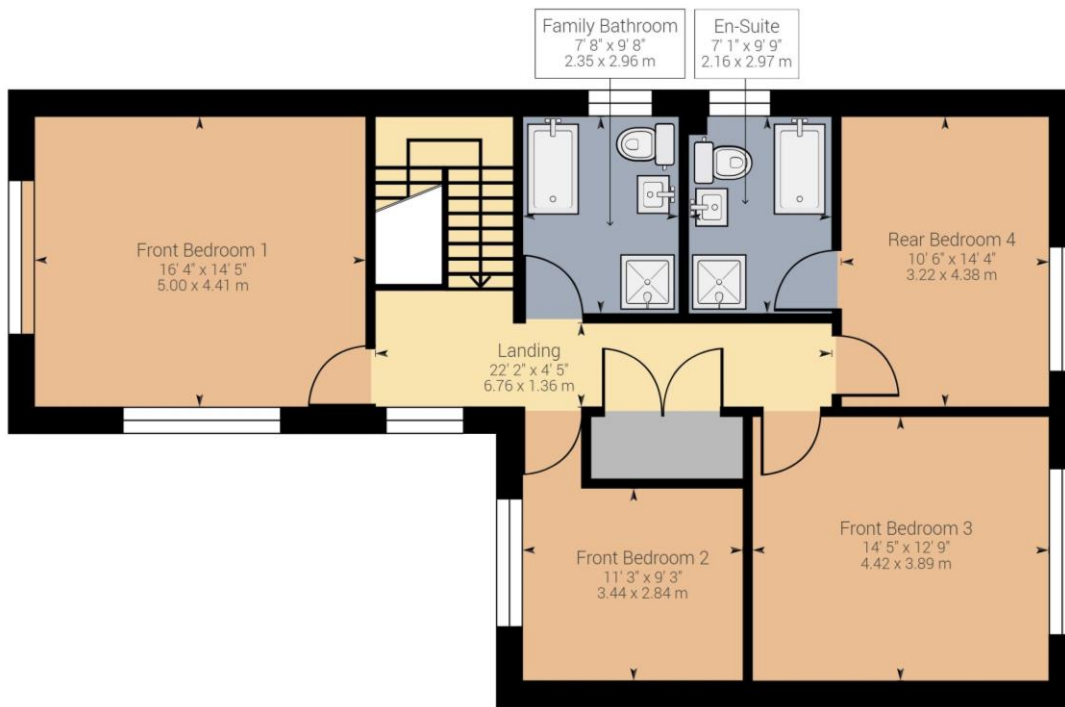
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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



FIRST FLOOR



GROUND FLOOR

*A most conveniently situated very well presented deceptively large light and airy modern (2005) **4 DOUBLE BEDROOMED/2 RECEPTION ROOMED 'L' shaped DETACHED FAMILY HOUSE** having an attractive part brick facade occupying an **above average sized corner plot** bordering the countryside at rear enjoying far reaching views over St. Clears and beyond enjoying a **sunny private position** at the head of a modern residential estate of varying types and designs at the village community of Pwll Trap, being **located within 0.75 of a mile of the A40 trunk road** and approximately **1 mile** of the readily available facilities and services at the centre of the town of St. Clears. The **Railway Station at Whitland** is approximately **3.5 miles** distant with the ancient estuarial township of **Laugharne** being some **4 miles** away and the **extensive Sandy Beach at Pendine** is some **9 miles** distant. The **County and Market town of Carmarthen** and **County town of Haverfordwest** being approximately **11 and 18 miles** distant respectively.*

OIL CENTRAL HEATING with thermostatically controlled radiators.

GOLDEN OAK PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED CEILINGS - some coved.

PLASTIC FASCIA AND SOFFIT. LIGHT OAK PANEL EFFECT INTERNAL DOORS.

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.

APPLICANTS MAYBE INTERESTED TO NOTE THAT THE GARDEN HAS BEEN SUBSTANTIALLY LANDSCAPED WITHIN THE LAST YEAR.

CANOPIED ENTRANCE PORCH

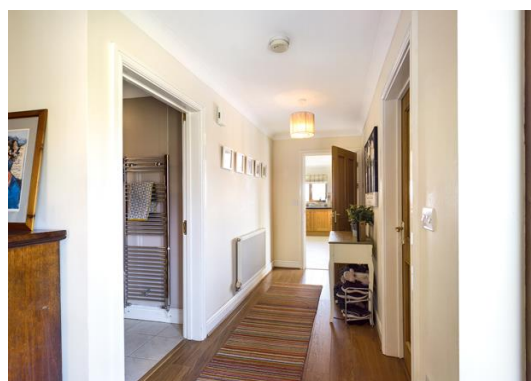
RECEPTION HALL 18' 2" x 14' 6" (5.53m x 4.42m) overall 'L' shaped with mains smoke detector. Staircase to First Floor with oak handrail, spindles and newel post. Understairs storage cupboard. PVCu part opaque double glazed entrance door with etched lights and opaque double glazed side screens to either side. Radiator. 4 Power points. Light oak boarded effect flooring.

LOUNGE 16' 5" x 14' 6" (5m x 4.42m) with light oak boarded effect flooring. Double aspect. Radiator. PVCu double glazed window to side. PVCu double glazed double 'French' doors with side screens to either side to and overlooking the front garden. Recessed downlighting. 10 Power points. TV and telephone points.

SEPARATE WC 9' 4" x 3' 9" (2.84m x 1.14m) with ceramic tiled floor. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. Fitted wall mirror. 2 Piece suite in white comprising pedestal wash hand basin and WC.

LIVING ROOM 12' 6" x 11' 3" (3.81m x 3.43m) with light oak boarded effect flooring. PVCu double glazed window. Radiator. 4 Power points. TV and telephone points. Light oak double doors to

FITTED KITCHEN/DINING ROOM 27' 7" x 14' 5" (8.4m x 4.39m) with ceramic tiled floor. Double aspect. Recessed downlighting to the Kitchen area. Part tiled walls. 2 Radiators. 2 PVCu double glazed windows. PVCu double glazed double 'French' doors with side screens to either side to and overlooking the rear garden. Range of fitted base and eye level light oak effect fronted kitchen units incorporating glazed/open fronted display units, 1½ bowl sink unit, canopied cooker hood, ceramic hob, electric oven, integrated dishwasher and breakfast bar with granite worksurfaces. 13 Power points. **From the Kitchen views are enjoyed over the rear garden, St. Clears and surrounding countryside.**



UTILITY ROOM 9' 4" x 7' (2.84m x 2.13m) with ceramic tiled floor. Part tiled walls. Plumbing for washing machine. Extractor fan. Range of fitted base and eye level kitchen units to match the Kitchen incorporating a 1½ bowl sink unit. PVCu part opaque double glazed door to rear. Electricity consumer unit. 'Worcester Greenstar Heatslave 18/25' oil fired central heating boiler. 4 Power points.

FIRST FLOOR

LANDING with radiator. PVCu double glazed window. 2 Power points. Access to loft space. 2 Mains smoke detectors.

WALK-IN AIRING/LINEN CUPBOARD with radiator. Slatted shelving. Double doors.

FRONT BEDROOM 1 16' 5" x 14' 6" (5m x 4.42m) with double aspect. 2 PVCu double glazed windows. Radiator. 8 Power points. Telephone point.

FAMILY BATHROOM 9' 8" x 7' 8" (2.94m x 2.34m) with feature oak strip wood effect '**Karndean**' flooring. Extractor fan. Chrome towel warmer ladder radiator. Wall light with shaver point. PVCu double glazed window. Half tiled walls. 3 Piece suite in white comprising panelled bath, WC and pedestal wash hand basin. Tiled double shower enclosure with plumbed-in shower over and sliding shower door.

FRONT BEDROOM 2 11' 3" x 9' 4" ext. to 12' 7" (3.43m x 2.84m ext. to 3.83m) with radiator. PVCu double glazed window. 4 Power points.

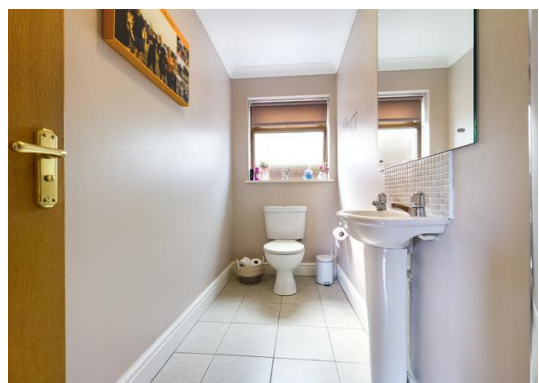
REAR BEDROOM 3 14' 7" x 12' 9" (4.44m x 3.88m) with radiator. PVCu double glazed window with **far reaching views** over St. Clears and beyond. 6 Power points.

REAR BEDROOM 4 14' 4" x 10' 7" (4.37m x 3.22m) with radiator. PVCu double glazed window with **far reaching views** over St. Clears and beyond. 6 Power points. TV point.

EN SUITE BATHROOM 9' 9" x 7' 1" (2.97m x 2.16m) with feature oak strip wood effect '**Karndean**' flooring. PVCu opaque double glazed window. Extractor fan. Wall light with shaver point. 3 Piece suite in white comprising panelled bath, WC and pedestal wash hand basin. Chrome towel warmer ladder radiator. Tiled double shower enclosure with plumbed-in shower over.

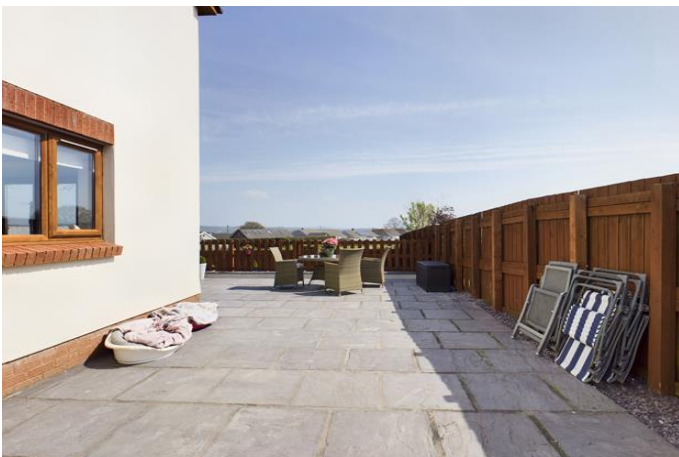
EXTERNALLY

The residence occupies above average sized private landscaped gardens that incorporate a tarmacadamed entrance drive that provides ample private car parking and which leads to the Garage. Front lawned garden with ornamental shrubs. Gated pathways to the rear/side. There is to the side/rear a sunny close boarded fenced paved sun terrace that **enjoys views over the surrounding countryside** with beyond a close boarded fenced lawned garden. OUTSIDE LIGHT AND WATER TAP. OIL STORAGE TANK.



DETACHED GARAGE 20' x 11' 9" (6.09m x 3.58m) with roller garage door. PVCu opaque double glazed window. PVCu part opaque double glazed personal door. Water tap. 4 Power points.







DIRECTIONS: - From the **Carmarthen direction** the property is found by taking the **A40 dual carriageway west to St. Clears** and at the **roundabout** take the **second exit** for **Whitland/Haverfordwest** - **signposted**. Travel for **approximately 1 mile** and **turn right** for **Pwll Trap** - **signposted**. Continue along this road into Pwll Trap and **turn right** by the '**White Lion**' Public House into '**Bethlehem Road**'. Continue a short distance down this 'no through' road and **turn left** into '**Clos Nathaniel**' and the property will be found at the **head of the estate off the 'T' junction**. **ALTERNATIVELY**, from St. Clears town centre **turn right at the traffic lights** and follow the road to Pwll Trap and **turn left just before** the '**White Lion**' Public House into '**Bethlehem Road**'.

ENERGY EFFICIENCY RATING: - C (69).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No: - 0116-2822-7218-9401-3565.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND F 2021/22 = £2,463.89p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

22.04.2021 - REF: 6110