

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
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Surveyors

Est. 1998

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- **IMMACULATE VERY WELL PRESENTED MODERN DETACHED HOUSE.**
- **FITTED KITCHEN/DINING ROOM.**
- **AMPLE PRIVATE CAR PARKING. DETACHED GARAGE.**
- **HALF MILE ST. CLEARS TOWN CENTRE. 4 MILES RAILWAY STATION AT WHITLAND.**
- **4 BEDROOMS. 2 BATHROOMS. 3 WC's.**
- **GAS C/H. 10 YEAR NHBC.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **SUNNY SOUTH FACING REAR GARDEN.**
- **MIDWAY CARMARTHEN AND HAVERFORDWEST.**

**No 6 Parc Llwyn Celyn**  
**Pwll Trap**  
**St. Clears SA33 4EB**

**£315,000** OIRO  
FREEHOLD

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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.

A most conveniently situated **immaculate, beautifully presented, modern (2015) 4 BEDROOMED DETACHED HOUSE** having attractive part brick elevations that was built by 'Redrow Developers Ltd' to a 'Stratford' design situated **set slightly back off 'Pwll Trap Road' (regular bus route) within walking distance** of the 'White Lion' Public House at the centre of Pwll Trap, is within **half a mile of the St. Clears to Haverfordwest A40 trunk road**, is within **walking distance** of the good range of local facilities and services at **St. Clears town centre (half mile)** and which in turn is located just off the A40 dual carriageway some **10 miles west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. **The Railway Station at the Market town of Whitland is some 3.5 miles away** with the ancient estuarial township of **Laugharne** being some **5 miles distant**. The extensive sandy beach at **Pendine is approximately 12 miles distant** and the property enjoys ease of access to the beautiful and varied West Wales coastline.

**GAS C/H** with thermostatically controlled radiators. **SMOOTH SKIMMED CEILINGS.**

**PVCu DOUBLE GLAZED 'GEORGIAN' STYLE WINDOWS. PLASTIC FASCIA AND SOFFIT.**

**10 YEAR NHBC. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.**

**THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.**

**CANOPIED ENTRANCE PORCH** with composite entrance door having opaque double glazed lights to

**RECEPTION HALL 13' 9" (4.19m) in depth** with light oak boarded effect vinyl floor covering. Radiator. 2 Power points. C/h timer control. Mains smoke alarm. Staircase to first floor with pine handrail. Understairs storage cupboard.

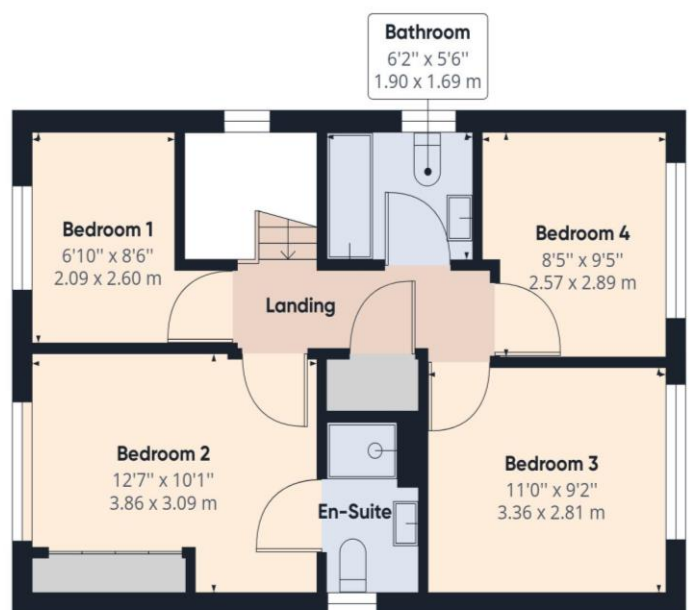
**SEPARATE WC 6' 10" x 3' 5" (2.08m x 1.04m)** with light oak boarded effect vinyl floor covering. PVCu opaque double glazed window. Radiator. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback.

**LOUNGE 17' 4" x 11' 3" (5.28m x 3.43m)** with feature fireplace incorporating a 'coal effect' electric fire. Radiator. PVCu double glazed window to fore with a **view**. 6 Power points. TV and telephone points.

**FITTED KITCHEN/DINING ROOM 19' 2" x 11' 6" (5.84m x 3.50m) ext. 14' 10" (4.52m)** with light oak boarded effect vinyl floor covering. Radiator. 10 Power points plus fused points. TV point. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, gas hob, pan drawers, canopied cooker hood, integrated dishwasher, fridge, freezer, 'AEG' electric oven and 'AEG' microwave oven. Fitted display shelving. PVCu double glazed double French doors with side screens to and overlooking the rear garden. PVCu double glazed window. 'Enviro Vent' continuous mechanical extractor. **Fitted cupboard** with plumbing for washing machine.



Ground Floor



Floor 1

## FIRST FLOOR

**LANDING** with PVCu double glazed window to the stairwell. 2 Power points. Mains smoke alarm. Radiator. Access to loft space.

**BUILT-IN AIRING/LINEN CUPBOARD** with unvented pre-lagged hot water cylinder. Slatted shelving. Wall mounted gas fired 'ideal LOGIC HEAT 12' central heating boiler.

**FRONT BEDROOM 1 8' 8" x 6' 10" (2.64m x 2.08m) ext. 9' 3" (2.82m)** with radiator. PVCu double glazed window with a view. 4 Power points.

**MASTER BEDROOM 2 12' 9" x 10' 2" (3.88m x 3.10m) overall** with 6 power points. TV point. Radiator. Fitted floor to ceiling wardrobe with 3 sliding doors. PVCu double glazed window with a view.

**EN-SUITE SHOWER ROOM 7' x 4' 9" (2.13m x 1.45m)** with PVCu opaque double glazed window. Tile effect vinyl floor covering. Chrome towel warmer ladder radiator. Shaver point. 'Enviro Vent' continuous mechanical extractor. 2 Piece suite in white comprising WC and wash hand basin. Tiled shower enclosure with plumbed-in shower over and sliding shower door.

**FAMILY BATHROOM 6' 3" x 5' 7" (1.90m x 1.70m)** with tile effect vinyl floor covering. PVCu opaque double glazed window. 'Enviro Vent' continuous mechanical extractor. Chrome towel warmer ladder radiator. Shaver point. 3 Piece suite in white comprising wash hand basin, WC and shower bath with plumbed-in shower over and shower screen having a tiled splashback.

**REAR BEDROOM 3 9' 7" x 8' 5" (2.92m x 2.56m) overall** slightly 'L' shaped with radiator. PVCu double glazed window. 4 Power points.

**REAR BEDROOM 4 11' 1" x 9' 3" (3.38m x 2.82m)** with 6 power points. Radiator. PVCu double glazed window. Fitted floor to ceiling double wardrobe.

## EXTERNALLY

Tarmacadamed entrance drive and hardstanding to fore providing private car parking for up to 3 vehicles. Forecourt garden. Sunny, south facing, enclosed, brick walled/close boarded fenced lawned rear garden with paved patio and decorative slate/stone borders.

**DETACHED GARAGE 19' 8" x 10' 6" (5.99m x 3.20m)** brick built with up-and-over garage door. Power and lighting.









**DIRECTIONS:** - From the **traffic lights at St. Clears town centre (Blue Boar Square)** take the '**Pwll Trap Road**' travelling **past** the Bakery and right hand turning for Llangynin/Llanboidy. **Continue up the hill past** the estate known as 'Cefn Maes' and **past** a left hand turning into 'Parc Llwyn Celyn' estate. Continue a **short distance** and the **entrance to the property** is the **second turning on the left hand side.**

**ENERGY EFFICIENCY RATING:** - B (84).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0732-3865-7354-9095-9611.

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

**COUNCIL TAX:** - BAND E 2023/24 = £2,303.36p. **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.

**Details amended** – 14.12.2023, 09.02.24, 16.03.24

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

25.10.2023 - REF: 6697