



## **Hafan Deg, Bethlehem Road, St. Clears, Carmarthen SA33 4AN**

**Offers in the region of £310,000**

**Five Bedroom Detached Dormer Bungalow  
Oil Central Heating, Double Glazing  
Gardens To Front And Rear**

**Quiet Location, Convenient For Carmarthen & Pembs  
EER 60**

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CR/RO/74164/070220

## DESCRIPTION

A recently refurbished five bedroom detached dormer bungalow, situated on a quiet lane on the outskirts of St Clears. With an open plan kitchen/dining area, separate lounge, two bedrooms and a bathroom to the ground floor and the other three bedrooms and a shower room to the first floor. Adjoining the property is a former annexe, currently used as a utility/storage area. Externally there are gardens to the front and rear with ample parking. With double glazing and oil fired central heating, viewing is highly recommended to appreciate the size of this property.

## SITUATION

Situated in the hamlet of Pwll Trap which is on the outskirts of St Clears and approximately 10 miles from the County and market town of Carmarthen which provides national retailers, multi screen cinema, leisure centre, bus and rail station and has easy access to the M4 via the A48 dual carriageway whilst the Pembrokeshire coastline and attractions are easily reached via the A40.

## ENTRANCE HALL

Entrance door with 2 double glazed obscure glass windows to front, stairs to first floor with storage under, cloak cupboard, external door to rear garden, underfloor heating, doors to:

## KITCHEN/DINING AREA

23'4/19'9 x 15'9/6'1 (7.11m x 4.80m)

Door to side porch, 2 double glazed windows to side, double glazed window to front, modern kitchen with a range of matching wall, drawer and base units with worktops over, 1½ bowl sink with drainer and mixer tap, breakfast bar, Rangemaster electric cooker with double oven, grill and 5 ring hob with extractor over, space for fridge/freezer, integrated dishwasher, underfloor heating.

## LIVING ROOM

18'6 x 13'9 (5.64m x 4.19m)

Double glazed windows to front and side, wall mounted electric fire, underfloor heating.

## BEDROOM ONE

14'6 x 12'8 (4.42m x 3.86m)

Double glazed window to rear, fitted wardrobes, radiator.

## BEDROOM TWO

11'11 x 8'9 (3.63m x 2.67m)

Double glazed window to rear, fitted wardrobes, radiator.

## BATHROOM

11'8 x 9'4 (3.56m x 2.84m)

Double glazed obscure glass window to rear, panelled bath, double shower cubicle with mains shower, WC and wash hand basin set in vanity unit, localised wall tiles, tiled flooring, chrome heated towel rail.

## FIRST FLOOR LANDING

Walk-in airing cupboard, doors to:

## BEDROOM THREE

21'3 x 16'8 (6.48m x 5.08m)

Double glazed window to front and rear, fitted wardrobes, radiator, part of this room has restricted headroom.

## SHOWER ROOM

11'2 x 8'4 (3.40m x 2.54m)

Skylight window to front, walk-in shower, low level WC, wash hand basin, chrome heated towel rail, localised wall tiles, tiled flooring.

## BEDROOM FOUR

16'7 x 11'1 (5.05m x 3.38m)

Double glazed window to front, 2 radiators, part of this room has restricted headroom.

## BEDROOM FIVE

9'7 x 9'6 (2.92m x 2.90m)

Double glazed window to rear, radiator, part of this room has restricted headroom.

## FORMER ANNEXE

## SIDE PORCH

Sliding door with double glazed windows to front, door to:

## UTILITY ROOM

13'1 x 10'9 (3.99m x 3.28m)

Double glazed windows to front and side, matching wall and base units with worktops over, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, radiator, door to:

## HALLWAY

Tiled flooring, cupboard housing Worcester oil fired boiler, doors to:

## STORAGE ROOM/FORMER ANNEXE KITCHEN

11'1 x 6'8 (3.38m x 2.03m)

External door to side, range of fitted units, tiled flooring, radiator.

## CLOAKROOM

7'4 x 4'8 (2.24m x 1.42m)

Double glazed obscure glass window to side, low level WC, wash hand basin, radiator.

## STORAGE ROOM

15'6 x 10'5 (4.72m x 3.18m)

External door to rear garden.

## EXTERNALLY

To the front of the property there is a driveway providing ample parking and a level lawned garden. To the rear is an enclosed level garden mainly laid to lawn with a patio seating area.

## SERVICES

We are advised mains water, electricity and drainage are connected to the property with oil fired central heating system.

## VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter  
@JohnFrancisCarm or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Carmarthen, take the A40 west signposted St Clears and travel for approximately 10 miles. Take the slip road off to the left signposted Laugharne, sweeping around to the T junction and turn left. Continue over the bridge and turn left down to the traffic lights in St Clears. Continue straight on travelling for approximately a mile to the village of Pwll Trap. By the public house just before, turn left and continue on for a short distance and the property will be found located on the left hand side

## Ground Floor

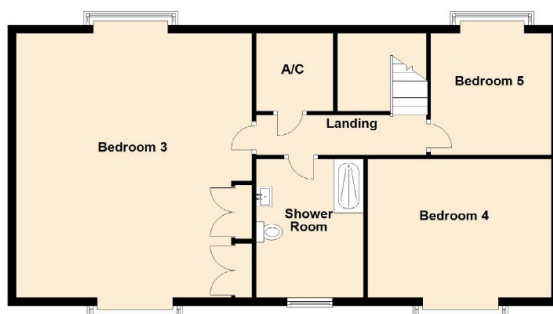
Approx. 174.3 sq. metres (1876.5 sq. feet)



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## First Floor

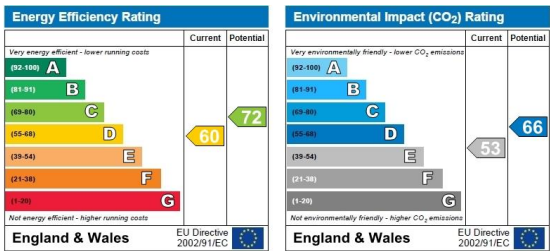
Approx. 83.7 sq. metres (901.3 sq. feet)



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