



26 Gors Fach, Pwlltrap, St. Clears SA33 4AQ

Offers in the region of £155,000

Superbly Presented Three Bedroom Family Home
Open Plan Kitchen/Living/Dining Area Plus Conservatory
Double Glazing, Oil Central Heating
Driveway Parking, Low Maintenance Rear Garden
EER

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CR/RO/79160/071220

DESCRIPTION

Refurbished to a high standard throughout with modern open plan living and three bedrooms. Viewing is highly recommended to appreciate the quality of this superb property. Ideal as a first time purchase with driveway parking and a garden to the rear, with oil fired central heating and double glazing.

Situated in the rural village of Pwll Trap on the outskirts of St Clears which offers excellent day-to-day facilities, just off the main A40 dual carriageway which is 10 miles from Carmarthen with national retailers and mainline rail station. Also nearby is Laugharne, famed for its Dylan Thomas connections being 6 miles approximately. A further 5 miles is Pendine with its large sandy beach, giving easy access to the Pembrokeshire Coastline which includes Saundersfoot and Tenby.

PORCH

Entrance door, double glazed windows to front and side, internal door to:

HALL

Stairs to first floor with storage under, fitted cloak cupboard housing oil fired boiler, solid oak flooring, radiator, door to:

CLOAKROOM

5'1 x 2'5 (1.55m x 0.74m)
Double glazed obscured glass window to front, low level WC, wash hand basin, localised wall tiles, radiator.

OPEN PLAN LIVING/KITCHEN/ DINING AREA

LIVING AREA

13'1 x 10'9 (3.99m x 3.28m)
Double glazed window to front, wall mounted electric fire with oak mantle, oak flooring, radiator, opening to:

KITCHEN/DINING AREA

17'5 x 9'7 (5.31m x 2.92m)
Double glazed window to rear, modern range of matching wall, drawer and base units with worktops over, 1½ bowl sink and drainer with mixer tap, integrated electric oven and microwave, integrated 4 ring induction hob with extractor over, integrated fridge/freezer and washing machine, space and plumbing for dishwasher, localised wall tiles, tiled flooring, radiator, double doors to:

CONSERVATORY

8'1 x 8'1 (2.46m x 2.46m)
Double glazed windows to side and rear, tiled flooring, radiator, external door to rear garden.

FIRST FLOOR LANDING

Loft access, airing cupboard, doors to:

BATHROOM

7'3 x 5'4 (2.21m x 1.63m)
Double glazed window to rear, panelled bath with shower over and side screen, low level WC, wash hand basin set in vanity unit, localised wall tiles, tiled flooring.

BEDROOM ONE

16'10/13'11 x 10'8/7'2 (5.13m x 3.25m)
Double glazed window to front, radiator.

BEDROOM TWO

10'8/9'7 x 9'9 (3.25m x 2.97m)
Double glazed window to rear, radiator.

BEDROOM THREE

9'6 x 6'4 (2.90m x 1.93m)
Double glazed window to front, radiator.

EXTERNALLY

To the front of the property is a driveway providing parking with pedestrian side access to the rear garden. The garden is of a low maintenance design with patio seating area and steps leading up to a decked seating area. There is also an oil tank.

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
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facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

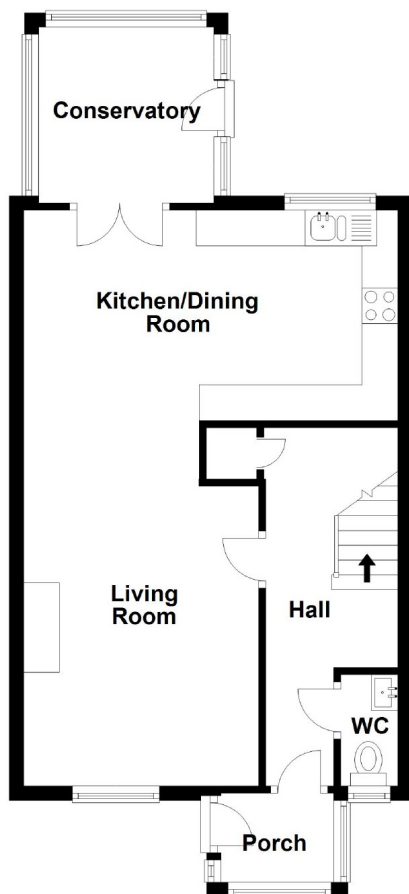
GENERAL NOTE

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.

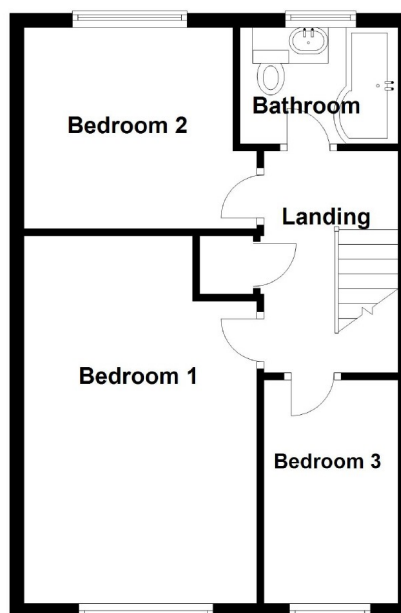
DIRECTIONS

From Carmarthen take the A40 west signposted St Clears. At the big roundabout in St Clears, take the second junction off following the A40. After approximately 0.5 mile take the turning right signposted for Pwll Trap, just after entering the village the entrance to Gors Fach will be found on the right hand side. Follow the road around where the property will be found on the right hand side as shown by a John Francis For Sale board.

Ground Floor



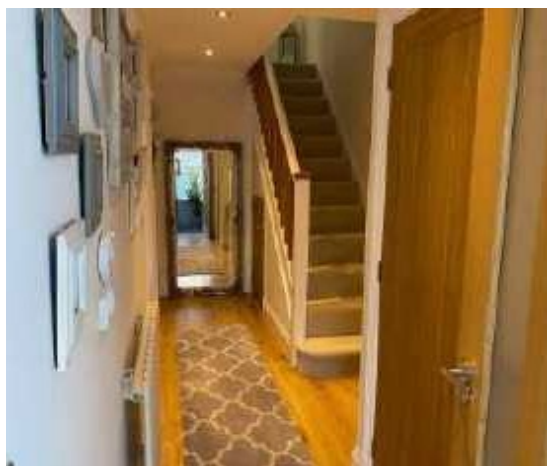
First Floor



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**John.
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