

Ref: 0mae84

Maesycoed, St. Clears, Carmarthenshire, SA33 4ER

A Desirable Country Property comprising of a 3 bedroomed residence, (all en-suite), with a feature open plan kitchen/living room, excellent modern G.P building, and further detached sizeable workshop/storage outbuilding. Extensive lawned gardens and a small paddock all set in circa 1 acre of land. Private location with panoramic far reaching views.

Laugharne Coastline 3½ miles, Whitland 5 miles, Carmarthen A48/M4 9 miles, Haverfordwest 22 miles



This immaculately presented country home is surrounded by delightful landscaped gardens and grounds and is situated in a semi-rural yet convenient location within walking distance of the town of St Clears.

Accommodation – Ground Floor: Reception Hall, superb open plan Kitchen/Living Room, Utility Room, Cloakroom, Lounge/Dining Room, Study, and Principle Bedroom with en-suite Bathroom. First Floor: Spacious Landing, 2 Double Bedrooms with en-suites. (EER: D).

Outbuildings – 20' x 20' Modern G.P. Building and further 31' x 12'6 Workshop and Storage Building.

Land - Circa 1 Acre in all, (to be confirmed) to include landscaped gardens with feature mature shrubs and trees and a small level pasture paddock suitable for the keeping of a few small livestock or private horticultural use.

Location – Within walking distance of St. Clears which has very good local amenities including a supermarket, pub, primary school, doctors surgery, and a sports and leisure centre. There are local footpaths where you can explore the countryside and enjoy walks close to the River Taf. The market town of Whitland is 5 miles away with schools and a West Wales line railway station. The county town of Carmarthen is 9 miles away with excellent shopping, schools, multi-screen cinema, general hospital, retail parks and main line railway station, and access to the A48/M4-link road. The Pembrokeshire town of Haverfordwest is 22 miles away and offers a good variety of shopping facilities including outlying retail parks. The area is ideal as a base for exploring the magnificent coastlines and beaches of West Wales. Numerous visitor attractions are within easy driving distance, the picturesque riverside town of Laugharne is only 3½ miles to the south with an abundance of history and its majestic Castle remains overlooking the estuary.

Price: £495,000

THE ACCOMMODATION COMPRISES:

An immaculately presented residence offering light and airy rooms. Quality fittings including Hammonds built-in wardrobes and bedroom furniture. Double glazing throughout, Oak effect flooring throughout the ground floor and oil fired central heating.

GROUND FLOOR

- RECEPTION HALLWAY:** 29'3" x 8' increasing to 9'10". Partially glazed front door which leads into the hallway. Window to the front aspect. Bespoke Oak turning staircase to the first floor and a large recess below. Oak doors to the ground floor, accommodation as follows:-
- STUDY:** 7'4" x 7'4". Range of built in shelving, store units and desk. Window to the front aspect. Oak effect flooring.
- LOUNGE/DINING ROOM:** 23' x 15'8". Wood burning Stove on a slate hearth, French doors and two windows to the rear gardens. Oak effect flooring.
- OPEN PLAN KITCHEN/LIVING ROOM:** 25'10" x 16'4". Contemporary, beautifully fitted kitchen with granite work surfaces and integral Neff appliances including a double oven and microwave, and an induction hob with integrated cooker hood and extractor. Large matching central island incorporating a breakfast bar, base units with granite work surface, Franke 1.75 stainless steel sink unit with mixer tap. Concealed Neff dishwasher, useful pull up electric socket stack, integrated waste bins and drawer unit. Space for an American style fridge freezer. Wall mounted Hitachi T.V. Oak effect flooring. Ceiling downlights. French doors to the rear patio with full height windows either side, further French doors and two windows to the side aspect.
- UTILITY ROOM:** 11'6" x 6'6". Range of wall and base units with work surface over, Franke stainless steel sink unit with mixer tap. Space and plumbing for a washing machine. Airing cupboard with built in shelving which houses the oil fired boiler and the hot water cylinder. Further built in utility cupboard. Oak effect flooring, ceiling downlights. Half glazed stable door to the rear. Door to the cloakroom.
- CLOAKROOM:** 6'10" x 3'7". Pedestal wash hand basin, fitted mirror, low level W.C., heated towel rail, ceiling downlights, oak effect flooring, extractor fan.
- PRINCIPLE BEDROOM SUITE:** 17'2" x 11'10". Built in wardrobes and matching bedside cabinets, matching bed frame included. Oak effect flooring. Window to the side aspect.
- En-suite Bathroom:** 17' max x 6'. White suite comprising of a double ended panelled bath, twin wash hand basins with twin illuminated mirror fronted cabinets over and shaver points, low level W.C. with concealed cistern. Large shower enclosure with drencher head shower and hand attachment. Two heated towel rails. Fully tiled walls and tiled floor. Window to the front aspect.

FIRST FLOOR

- LANDING:** The staircase from the entrance hall leads to a spacious carpeted landing with a range of fitted wardrobes and cupboards. Large Velux roof light to the front aspect.
- BEDROOM 2:** 30'5" x 13'6". Range of built in wardrobes and drawer units, two Velux roof windows to the side aspect and one to the rear. Fully carpeted, ceiling downlights and feature lighting.
- En-suite Bathroom:** 12' x 7'. White suite comprising of a large corner bath with shower handset, low level W.C. Vanity unit with inset wash hand basin, fitted shelf, light fitting, ceiling downlights, fully tiled shower enclosure. Heated towel rail, Velux roof light to the side aspect.

BEDROOM 3: 12'1" x 12'1". Built in wardrobes and drawer units. Velux roof light to the rear. Fitted carpet, ceiling downlights.

En-Suite Shower Room. 7'1" x 5'5". Fully tiled shower enclosure, pedestal wash hand basin with strip light and shaver point, low level W.C., heated towel rail. Predominantly tiled walls. Ceiling downlights. Window to the side aspect.

EXTERNALLY

THE APPROACH: The property is situated off a country lane and is accessed via a level hard surfaced track which leads to the property with a double five bar gated entrance leading into a large gravelled parking area for multiple vehicles.

GARDENS, GROUNDS & LAND: There are extensive landscaped gardens with many specimen shrubs and trees, large lawned areas, a full width rear terrace and a delightful large patio. To the southern boundary at the side and rear of the modern barn there is a level pasture paddock, bounded by stock fencing and with a steel gated entrance. In our opinion the paddock lends itself to the keeping of a few small livestock or adapting for private horticultural use.

We are informed that the property amounts to circa 1 acre in all (to be confirmed).

MODERN BARN/GARAGING: 20' x 20'. Steel framed, profile clad with a vehicular roller door and pedestrian door.

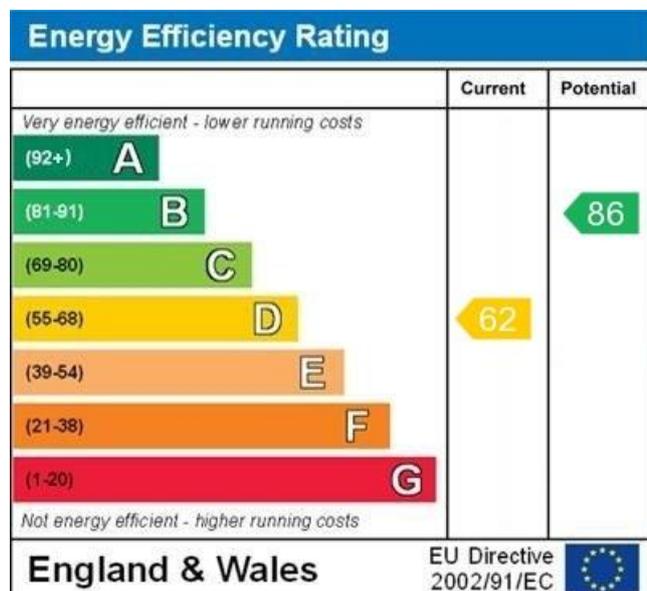
WORKSHOP & STORE BUILDING: 31' x 12'6". Overall. Comprising three sections, currently utilised as workshops and stores. Concrete floor, power and lighting connected and also external power points and security lighting. Adjoining the rear of this building there is useful lean-to wood and implement store. Three sections as follows:-

12'6" x 10'. Workshop/implement store with pedestrian door to the front and double doors to the rear. Large double glazed window to the side.

12'6" x 10'. Store, range of shelving. Pedestrian door and small window to the front.

12'6" x 11'. Store, range of shelving. Pedestrian door and small window to the front.

ENERGY EFFICIENCY FIGURES



SERVICES: We understand that the property has oil fired central heating, (with a remote control unit), and is connected to mains electricity and mains water. There is a private drainage system. Telephone with fibre broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the property is within Council Tax Band "E" (Carmarthenshire County Council).

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated. N.B. All blinds are included in the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

Strictly by prior appointment with PROFILE HOMES

Tel: 01550 777790

Email: contact@profilehomes.com

Website: www.profilehomes.com



NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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