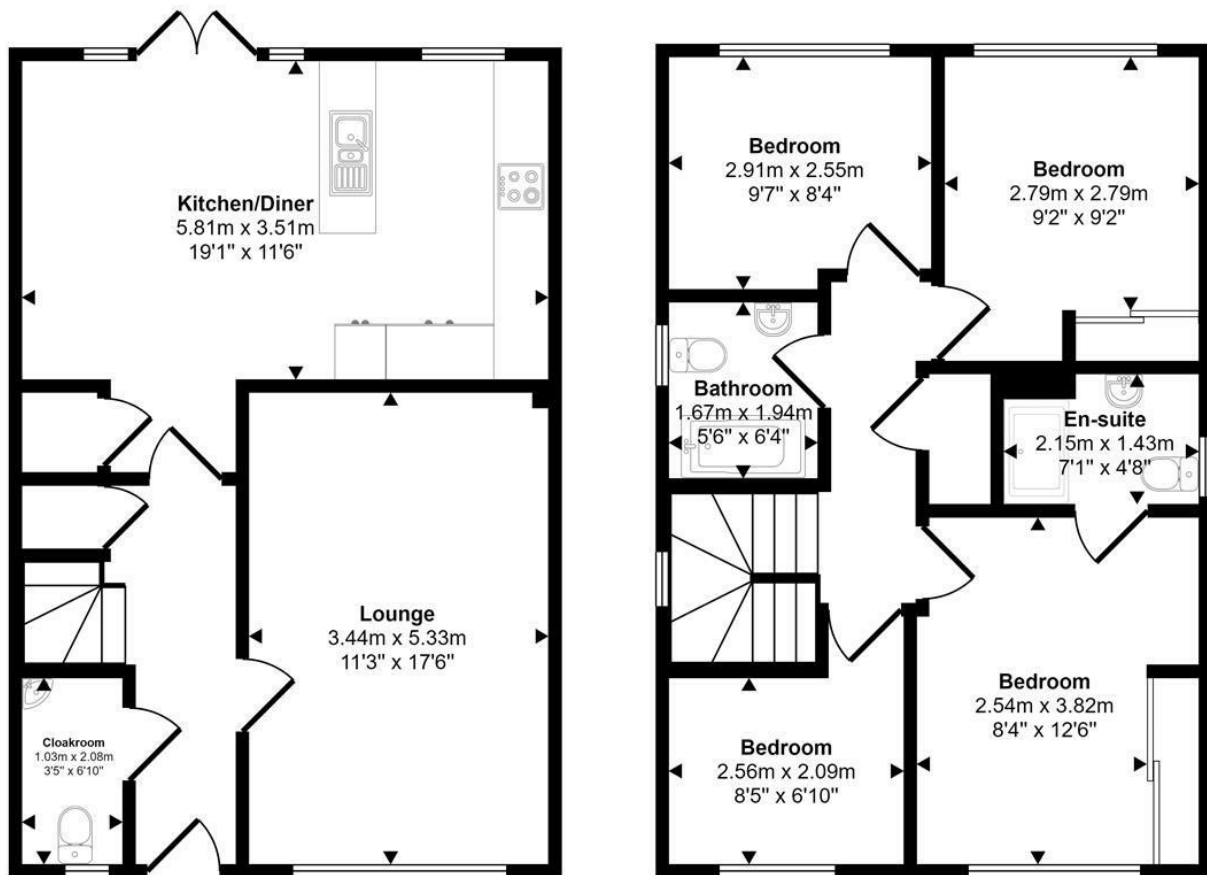


Approx Gross Internal Area  
104 sq m / 1122 sq ft



**Ground Floor**  
Approx 52 sq m / 562 sq ft

**First Floor**  
Approx 52 sq m / 560 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised FREEHOLD

Tax: Band E

Mains Gas

Mains Drainage

MPO/MPO/OK/10/24

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67

7PL

EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900

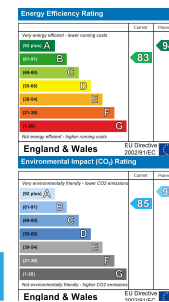


## 42 Parc Llwyn Celyn, Pwll Trap, St Clears, Carmarthenshire, SA33 4EB

- Detached House
- Master En-suite
- Gas Central Heating
- Maintained Gardens
- Close To Amenities
- Four Bedrooms
- Family Bathroom
- No Forward Chain
- Detached Garage & Driveway Parking
- EPC Rating: B

**Offers In The Region Of £285,000**

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**The Agent that goes the Extra Mile**







..... OFFERS INVITED - NO FORWARD CHAIN ..... NEW PRICE ON PROPERTY\*\*\*\*\*

An opportunity to acquire a four bedroom detached house positioned on a pleasant development situated in Pwll Trap on the outskirts of the small town of St Clears, providing everyday amenities and necessities. The property is extremely well appointed offering ample accommodation and benefiting from no forward chain. The accommodation briefly comprises: Entrance hallway, cloakroom, lounge, kitchen/diner, four bedrooms, Master En-suite and bathroom. Externally: A tarmac driveway situated to one side of the property provides off road parking for two cars and provides access to the detached garage and rear garden. The front and rear gardens are well maintained and are mainly laid to lawn. The rear garden has two paved patio areas and a raised water feature, The small market town of St. Clears is situated approximately 10 miles to the west of the county and administrative centre of Carmarthen. There are a variety of local shops including two prize-winning traditional butchers and two craft centres. The High Street is well served by numerous shops, pubs post office etc with a Welsh medium primary school and the picturesque parish Church also within the confines of the town. The local leisure centre is an excellent facility housing many of the towns clubs and associations.

Entrance Hallway  
Cloakroom  
Lounge  
Kitchen/Diner  
Utility Area

FIRST FLOOR  
Landing  
Bedroom  
En-suite  
Bedroom

Bedroom  
Bedroom  
Bathroom



**DIRECTIONS**  
From St Clears head up the hill towards Pwll Trap, and carry on along this road turning immediately left before the Pwll Trap sign. Turn left into the development and continue straight ahead taking a slight right hand bend. Continue to the end of the road where number 42 can be found on the right hand side denoted by our For Sale board.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.