



1 Manor Daf Gardens, St. Clears – SA33 4ES

Offers in Region of £184,995

**jjmorris**.com



# 1 Manor Daf Gardens

St. Clears, Carmarthen

A detached 2/3 bedroom dormer property, situated in a lovely spot on a small cul-de-sac, within close proximity to St Clears, the A40 and the coast at Laugharne. The property benefits from good size accommodation which is well kept and presented, having 2 large double bedrooms and a shower room upstairs, whilst downstairs there is a large living room, modern kitchen, 3rd double bedroom, cloak room and conservatory. Adjoining is a good size garage with electric door and wrap around manageable level garden areas. The location of this property is pleasantly secluded with a lovely view at the back across open greenery, the river Dewi Fawr and distant rolling countryside.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



### **Entrance Hall**

Entered via double glazed front door with matching side window, stairs rise up to first floor, radiator, wood laminate flooring, doors open to:

### **Cloak Room**

Comprising a W.C, wash hand basin, double glazed window, wood laminate flooring.

### **Lounge/Diner**

Double glazed window to front, gas fired fireplace with surround, radiators, sliding double glazed patio door to:

### **Conservatory**

Double glazed windows to rear, external double glazed door. Door to:

### **Kitchen**

Fitted with a modern range of wall and base storage units with worktops over, part tiled walls, tiled floor, one and a half bowl single drainer sink, 4 ring electric hob, extractor hood over, double glazed window to rear, single electric oven, radiator, wall mounted gas boiler serving the domestic hot water and central heating system.

### **Bedroom 3**

Double glazed window to front, radiator.

### **First Floor Landing**

Doors open to:

### **Bedroom 1**

Double glazed window to rear enjoying lovely views, radiator, built in wardrobe/storage.

### **Bedroom 2**

Double glazed window to rear enjoying the lovely views, radiator, built in wardrobe/storage.

### **Bathroom**

Comprising a corner shower cubical, W.C, pedestal wash hand basin, tiled walls, tiled floor, double glazed window to rear, radiator.

### **Externally**

To the front of the property there is a hardstanding driveway providing off road car parking and level lawned garden. Gated access on the side leads to the rear, where there is a smaller level continuation of lawned garden with rear gated access to the back, where there is further public car parking space.

### **Adjoining Garage**

Entered via an electric up and over garage door, with rear double glazed pedestrian door and window, with power and lighting connected.

### **Directions**

From St Clears, travel over the A40 in the direction of Laugharne. Proceed for roughly half a mile and turn left before the bridge into Manor Daf Gardens, where you will find the property identified by our JJ Morris for sale sign.

### **Services & Extra Info**

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax Band: D

What Three Words: [///stoppage.changes.awestruck](https://www.what3words.com/stoppage.changes.awestruck)

### **Broadband Availability**

Broadband According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.uk) and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

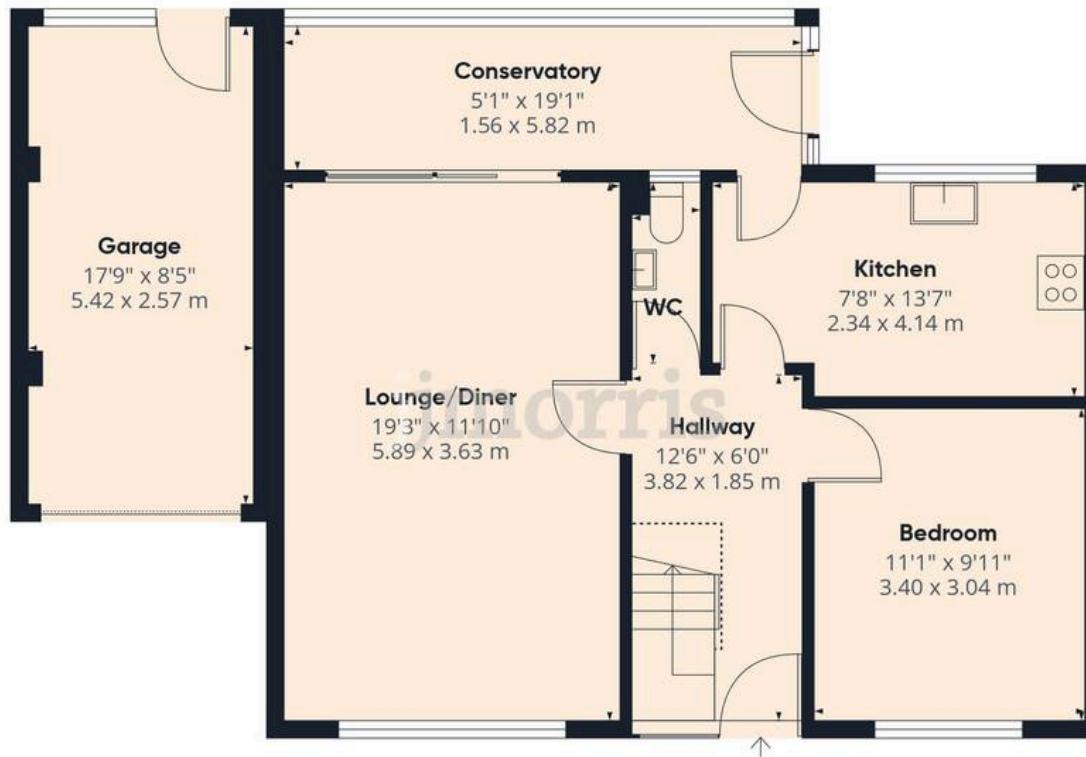
Mobile The Ofcom website states that the property has the following indoor mobile coverage EE Voice & Data - 73% Three Voice & Data - 45% O2 Voice & Data - 64% Vodafone Voice & Data - 72% Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Anti Money Laundering**

Anti Money Laundering Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.







Floor 0



Floor 1





## JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

