



15 Clos Yr Ysgol, Stepside

Birt & Co. are happy to offer for sale this Detached Three Bedroom House, built by the present owners four/five years ago. The property is situated in a quiet cul-de-sac but is only a short car trip from Kilgetty and to the by-pass for commuting to Carmarthen/Swansea etc. The property benefits from large kitchen/diner and large lounge leading to conservatory, with lovely views of the woodland and countryside beyond. This property would make an ideal family home. EPC Rating TBA

£275,000

Tenure Freehold



Kitchen/Diner



Lounge



DIRECTIONS

From our office head out to the Kilgetty roundabout and take the third turning towards St Clears on the A477. Drive along the by-pass and take the right hand turn, signposted to Stepside. Follow this road and take the next left into Kilgetty Lane. Carry straight on until you see the sign for Clos Yr Ysgol on your left hand side. Drive into the cul-de-sac and number 15 is at the bottom. The property is entered via a timber front door which opens into porch.

ACCOMMODATION COMPRISES

Lounge, Kitchen/Diner, Conservatory, Cloakroom, Three Bedrooms, Master En-Suite, Family Bathroom. OUTSIDE: Parking for three vehicles.

PORCH

8'4 X 3'7 (2.54M X 1.09M)

Porch has tiled flooring, ceiling light point, space for coats, boots etc and uPVC door opens into the hallway.

HALLWAY

Hallway has ceiling light point, smoke alarm, central heating radiator, tiled floor and stairs to first floor landing.

CLOAKROOM

5'4 X 3'8 (1.63M X 1.12M)

Cloakroom has uPVC double glazed obscure glass window to the front looking into the porch, ceiling light point, low level WC with small wash basin attached and central heating radiator.

KITCHEN/DINER

13'3 X 14'1 (4.04M X 4.29M)

Kitchen /diner has ceiling spot lights, large uPVC double glazed picture window to the front overlooking the front garden and comprises a number of floor units with tiled splash backs, sink and drainer with mixer tap over, range cooker dual fuel gas hob and electric oven with extractor fan over, integrated washing machine and fridge, double central heating radiator and tiled flooring.



LOUNGE

21'4 X 11'3 MAX (6.50M X 3.43M MAX)

Lounge has two ceiling light points, TV point, uPVC double glazed French doors opening to the decking area, central heating radiator, laminate flooring continuing into the conservatory.



REVERSE VIEW



CONSERVATORY

11'0 X 7'0 APPROX (3.35M X 2.13M APPROX)

Conservatory has laminate flooring, one wall light fitting, central heating radiator, double glazed uPVC windows and roof with uPVC double glazed door opening onto the decking.



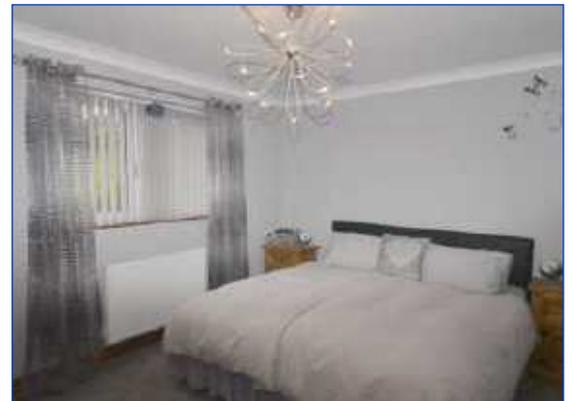
FIRST FLOOR LANDING

First floor landing has central ceiling light point, central heating radiator and uPVC double glazed obscure glass window to the side.

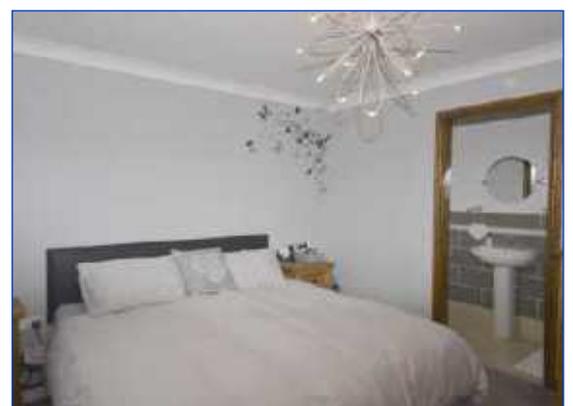
MASTER BEDROOM

13'4 X 11'2 (4.06M X 3.40M)

Master bedroom has ceiling light point, central heating radiator, uPVC double glazed window to the rear of the property.



REVERSE VIEW



EN-SUITE SHOWER ROOM

Ensuite shower room has uPVC double glazed obscure glass window to the side, shower cubicle with mains shower and glass shower screen, pedestal hand

basin, chrome heated towel rail, ceiling spot lights, tiled floor and half tiled walls.

BEDROOM TWO

13'3 X 9'4 (4.04M X 2.84M)

Bedroom two has ceiling light point, uPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

8'0 X 7'8 (2.44M X 2.34M)

Bedroom three has ceiling light point, uPVC double glazed window to the rear and central heating radiator.



FAMILY BATHROOM

5'6 X 7'8 (1.68M X 2.34M)

Family Bathroom has ceiling light point, uPVC double glazed obscure glass window to the front of the property, bath with mains shower over and glass shower screen, pedestal hand basin, low level WC, chrome heated towel rail, tiled flooring, half tiled walls but full tiles over the bath/shower.



OUTSIDE

Outside to the front there is a long, gravelled driveway leading up to the house with space for about three vehicles, the rest is laid to lawn with some mature shrubs and a dwarf timber fence down either side with a dwarf hedgerow to the front. To the rear of the property the garden is mainly decked with a small area that is laid to lawn. There is a covered bar/bbq area and seating area for alfresco dining and to enjoy the sounds of nature, with the woodland and stream running behind.



BAR AND BBQ AREA



NOTE

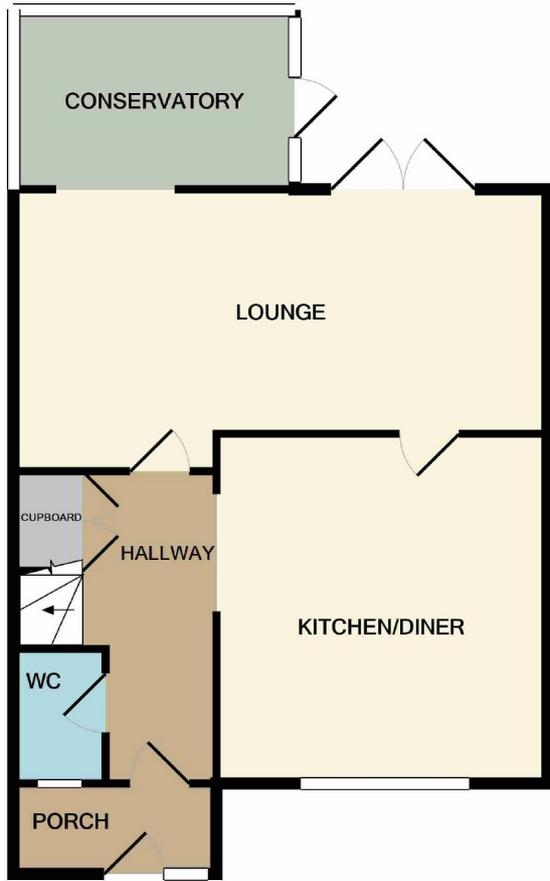
This property has a matrix sewage treatment tank at the rear and a gas tank, that is filled twice a year, buried in the front garden plus there are two solar panels to the roof.

COUNCIL TAX BAND

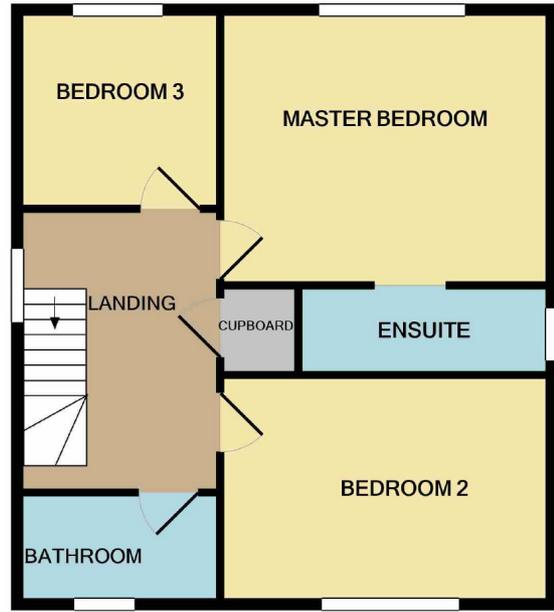
The Council Tax Band for this property is - Band

FLOOR PLAN

Not To Scale - For Illustration Purpose only



GROUND FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

CLOS YR YSGOL, STEPASIDE
TOTAL APPROX. FLOOR AREA 1131 SQ.FT. (105.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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