

Terry Thomas & Co

ESTATE AGENTS



Ty Carreg 29 Pludds Meadow

Laugharne, Carmarthen, SA33 4UJ

A modern and luxurious home set in the popular township of Laugharne, situated on the exclusive development site of Pludds Meadow. The property is beautifully presented throughout, and affords many benefits such as underfloor heating, TV points wired for IPTV and satellite, and full fibre high-speed internet.

The home briefly comprises of 4 large bedrooms with 2 en-suites; an immaculate lounge with bifolding doors out to the patio/garden area; well-equipped kitchen/dining room leading through to utility room; and a bright downstairs study. All rooms and hallways have thermostats for individual heating control.

With the addition of attached single garage and large driveway to fore, the property boasts ample parking, as well as having outdoor security lighting.

Offers in the region of £625,000

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Reception Hallway

9'6" x 3'9" (2.92 x 1.15)

Enclosed lobby having cloakroom and door leading through to main hallway, having staircase to First Floor. Doors through to Lounge, Study, Bedroom 4, WC and Kitchen/Dining room.

Lounge

24'4" x 16'8" (7.42 x 5.09)

uPVC double glazed bi-folding door leading out to the rear garden and patio area. uPVC double glazed window to rear.

Study

9'8" x 9'10" (2.95 x 3.00)

uPVC double glazed window to fore.

Kitchen/Dining room

17'8" x 16'10" (5.41 x 5.15)

A range of modern fitted base and eye-level units, with light-grey coloured door and drawer fronts and 'Dekton' worksurface over, incorporating an undermounted stainless steel sink with matte stainless steel mixer tap fittings over. Induction hob with stainless steel extractor over. Stainless steel fan-assisted electric oven. Stainless steel combination microwave/oven. Under-counter fridge, and integrated A-rated dishwasher. Two uPVC double glazed windows to fore. Door through to Utility room.

Utility room

6'3" x 16'10" (1.91 x 5.15)

Plumbing for washing machine and space for tumble dryer. Base units with grey-coloured door fronts, incorporating stainless steel sink unit. Full-size side by side fridge/freezer. uPVC double glazed window to fore. Integrated American fridge freezer (side by side fridge & freezer)

Bedroom 4

9'8" x 14'2" (2.95 x 4.32)

uPVC double glazed window to rear. Door through to en-suite (2.38m x 1.85m - 7'9" x 6'0"). 'Ideal Standard' suite comprising of a corner shower enclosure with rain shower head fitting over, dual-flush floor mounted WC, and sink within a vanity unit having mixer tap fitting over. Back-heated illuminated mirror. Shaver socket. Extractor. uPVC double glazed window to rear.

WC

4'1" x 6'0" (1.25 x 1.85)

uPVC double glazed window to rear. Dual-flush floor mounted WC. Sink within a vanity unit, having mixer tap fitting over.

First Floor

Landing having doors through to Bedrooms 1, 2 and 3, and Family Bathroom. Airing cupboard.

Family Bathroom

9'3" x 9'6" (2.82 x 2.91)

An 'Ideal Standard' suite comprising of 'D'-shaped bath with mixer tap fitting over, corner shower enclosure with rain shower head fitting over, dual-flush floor mounted WC, and sink within a vanity unit, having mixer tap fitting over. Wall-mounted chrome ladder towel radiator. Back-heated illuminated mirror. Shaver socket. uPVC double glazed Velux window.

Bedroom 1

14'9" x 16'2" (4.52 x 4.95)

uPVC double glazed window to fore. Fitted wardrobe unit with double doors. High-level TV point.

Bedroom 2

16'2" x 16'3" (4.95 x 4.97)

Two uPVC double glazed windows to fore. uPVC double glazed Velux window. High-level TV point. Door through to en-suite (2.20m x 2.91m - 7'2" x 9'5"). 'Ideal Standard' suite comprising of corner shower enclosure with rain shower head fitting over, dual-flush floor mounted WC, and sink within a vanity unit, having mixer tap fitting over. Back-heated illuminated mirror. Shaver socket. uPVC double glazed Velux window.

Bedroom 3

12'3" x 16'2" (3.74 x 4.95)

uPVC double glazed window to rear. Fitted wardrobe unit with double doors. High-level TV point.

Attached Garage

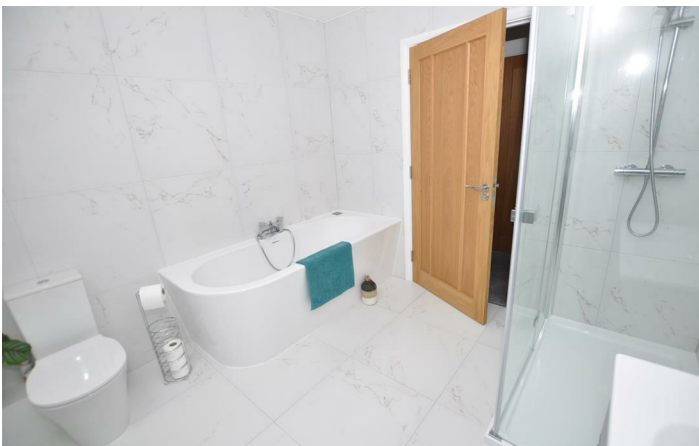
9'11" x 24'4" (3.04 x 7.42)

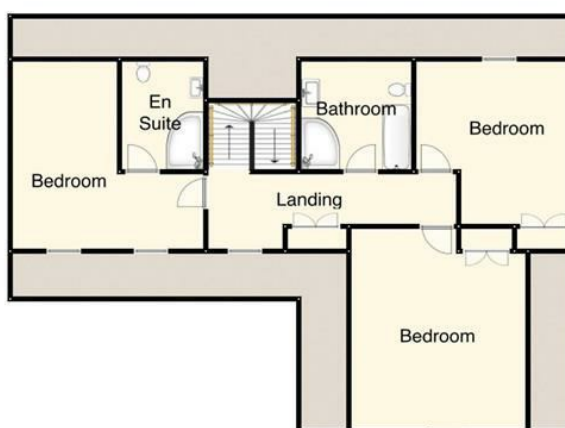
Remote control operated roller shutter door to fore. Lighting and electric sockets. External door to rear for access from garden.

Externally

Large driveway to the fore of the property providing ample parking, with small lawned areas to either side. Wooden side-gated access to the rear of the property. Rear garden being mainly laid to lawn, with a full length paved patio area & small water butt, Outside tap. Close boarded fence to borders. External power sockets. Security lighting. Automatic sprinkler system.







Type: House - Detached

Tenure: Freehold

Council Tax Band: G

Services: Mains electricity and drainage. Heating and hot water from an air source heat pump and hot water storage cylinder.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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