

Terry Thomas & Co

ESTATE AGENTS



Dewi Villa

Meidrim, Carmarthen, SA33 5QL

Situated in the charming village of Meidrim, Carmarthen, this delightful house offers a perfect blend of comfort and style. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The inviting living spaces are filled with natural light, creating a warm and welcoming atmosphere. The house boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Each room offers a peaceful retreat, ensuring a restful night's sleep. The layout of the home is thoughtfully designed, making it functional for everyday life while also providing the opportunity for personal touches and decor. Meidrim is a picturesque location, surrounded by the stunning Welsh countryside, making it a perfect spot for those who appreciate nature and outdoor activities. The village offers a sense of community while being conveniently located for access to nearby towns and amenities. This property presents an excellent opportunity for anyone looking to settle in a tranquil area with a friendly atmosphere. Whether you are a first-time buyer, a growing family, or seeking a peaceful retreat, this house in Meidrim is sure to meet your needs. Don't miss the chance to make this lovely home your own.

Offers in the region of £365,000

Dewi Villa

Meidrim, Carmarthen, SA33 5QL



Ground Floor

Dewi Villa is an attractive detached house that has been extensively refurbished and sympathetically modernized throughout, retaining character and charm. The property occupies a convenient central village position with countryside views, generous gardens and ample parking. The property is entered through a double pillared open stone porch with a black ash coloured composite double glazed entrance door leading into a vestibule.

Entrance Hall

7'9" x 7'7" (2.38m x 2.33m)

The property is entered through a double pillared open stone porch with a black ash coloured composite double glazed entrance door leading into a vestibule. The entrance hall provides access to the main reception rooms through hardwood internal doors with beveled glazing. Slate effect ceramic tiled floor. uPVC double glazed portal window to one side and a uPVC double glazed window to the other.

Lounge

28'4" in length by 11'0", narrowing to 9'8" (8.65m in length by 3.36m, narrowing to 2.96m)

This room features two fireplaces, one with an ornate mahogany surround with a cast iron inset, tiled side plates and pointed stone hearth, and the other housing a wood burning stove of approximately 6kW output. There are uPVC double glazed windows to the front and side with Georgian bar effect. The room also has slate effect ceramic tile flooring, a Victorian style roll top radiator the fore with extensive view over the rolling countryside views, and an additional double panel radiator with grills, thermostatically controlled.

Beveled glass, which leads through to the kitchen.

Dining Room

14'11" x 10'1" (4.55m x 3.09m)

Exposed quarry tile floor. There is a uPVC double glazed window to the front and a feature fireplace with pine surround, tiled side plates and a French wood burning stove. A Victorian style roll top radiator, thermostatically controlled. From the dining room there is access to an open pantry area which leads through to the kitchen. Slate effect flooring. Fitted shelving.

Kitchen

13'0" x 12'1" (3.97m x 3.70m)

Fitted with a range of base and eye level units light oak finish door and drawer fronts with granite-effect work surfaces. A double drainer stainless-steel sink with chrome mixer tap fitment. 4-ring Beko LP gas hob with chimney style extractor over. Double Oven/Grill fan assisted. Slate effect ceramic tiled floor. Double panel radiator, thermostatically controlled. Display cupboards and

pendant lighting. uPVC double glazed window to rear. A stable style door through to the rear entrance porch.

Utility Room

13'7" x 7'3" (4.15m x 2.23m)

Fitted with a range of base and eye level cupboards with beech-effect door fronts and a granite-effect work surface incorporating a stainless steel sink with mixer tap. Plumbing is provided for a washing machine, together with space for additional appliances including fridge/freezers. Part brick-effect tiled walls and a uPVC double glazed window to the rear. Wall-mounted Worcester LP gas boiler serving the central heating system and domestic hot water. Hardwood door leading to the integral garage.

Integral garage

14'11" x 13'7" (4.56m x 4.15m)

Remote-controlled roller shutter door, power and lighting and fitted storage cupboards.

First floor

An original character staircase stripped, stained and waxed, leading to the first floor landing with doors providing access to the bedrooms and family bathroom, together with access to the loft space.

Bedroom 1

14'9" x 10'10" (4.51m x 3.32m)

Bright double-aspect room with uPVC double glazed windows to the fore with extensive view over the rolling countryside views, uPVC double glazed window to the side. Double panelled radiator. Exposed original stained and waxed floorboards.

Front Bedroom 2

(14'10" x 10'4" extending to 13'8") ((4.53m x 3.17m extending to 4.19m))

Two uPVC double glazed windows to the front enjoying extensive views over the surrounding countryside. Walnut-finish flooring and a panel radiator with grills, thermostatically controlled. Built-in wardrobe with floor to ceiling mirrored doors.

Bedroom 3 (with en-suite)

11'8" x 10'10" (3.57m x 3.32m)

Located to the rear and benefits from built-in storage and an en-suite shower room (1.76m x 1.47m). The en-suite comprises a corner shower enclosure fitted with a chrome mixer shower, a close-coupled economy flush WC, and a wash hand basin set within a vanity unit with a high-gloss white door front. The walls are partially tiled in grey brick-effect tiles and complemented by contemporary wall-mounted radiator. LED down lighting and extractor.

Family bathroom

12'5" x 8'3" (3.81m x 2.54m)

Generously proportioned and fitted with a roll-top slipper bath, separate shower enclosure with rain shower fitment, WC and wash hand basin, complemented by period-style fittings and panelled walls. The bathroom is fitted with a luxurious suite comprising a roll-top slipper bath with chrome claw feet. There is also a shower enclosure fitted with a chrome mixer shower, rain shower head and body jets. Additional fittings include a low-level WC and a wash hand basin with chrome frame support. A Victorian-style roll-top radiator with thermostatic control provides heating. The room also features panelled walls, two uPVC double-glazed windows to the side, wood-effect flooring, and an extractor fan.

Externally

The property benefits from double gated access leading to a gravelled parking area providing off-road parking for up to four vehicles, together with access to the garage. To the rear there is an enclosed courtyard with decorative stone, an outside WC. Beyond the courtyard lies a well-maintained rear garden, laid mainly to lawn with mature trees, shrubs, a vegetable plot and a greenhouse. The property is conveniently located within the village, approximately 100 yards from a park and playground, making it particularly well suited for families seeking a character home with outdoor space.

Workshop/Garden room

15'5" x 9'7" (4.72m x 2.93m)

Masonry-built with power, lighting, double glazed windows and double entrance doors, offering potential for a home office or garden room.

Rear Entrance Vestibule

Panelled radiator with grills and a uPVC double glazed door with Georgian bar effect, which leads out to the rear courtyard and gardens in turn. From here a door through to the utility room.





Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: E

Services: Mains water, electricity and drainage.

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

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