

Terry Thomas & Co

ESTATE AGENTS



11 Parc Gwyn Estate

Trevaughan, Carmarthen, SA31 3QP

The property is located on the popular Parc Gwyn Estate in Trevaughan which rarely come to the market and are highly sought after due to their close proximity to Carmarthen town whilst enjoying a more rural setting. This semi-detached house offers spacious accommodation with two reception rooms, three bedrooms, downstairs cloakroom and family bathroom. Externally, the property benefits from unlimited on-street parking and a pleasant enclosed rear garden and is within easy reach of local schools, amenities and transport links, making it an ideal purchase for families, first-time buyers or investors.

Offers in the region of £187,500

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Accommodation

Standing on a corner plot, this well-presented and refurbished end-of-terrace three-bedroom home benefits from concrete pathways to the front and side, providing access to the enclosed rear garden. An open stone porch with a composite double glazed entrance door featuring an encapsulated bevelled glass motif opens into the welcoming hallway.

Hallway

A bright entrance hallway with a dog-leg staircase leading to the first floor, open understairs storage recess, panelled radiator covers with thermostatically controlled radiator, and a generous walk-in coats storage cupboard. Oak engineered internal doors lead to the principal reception rooms and cloakroom.

Cloakroom

Fitted with an economy flush WC and a corner wash hand basin set within a vanity unit with high gloss white door fronts. Finished with floor-to-ceiling Marblex wall panelling and a wall-mounted chrome ladder-style towel radiator.

Lounge

21'9" (max) x 11'0" (6.65m (max) x 3.36m)
A spacious dual-aspect reception room with uPVC double glazed windows to the front and rear elevations, allowing for excellent natural light. Feature fireplace with marble hearth, together with double and single panel radiators, both thermostatically controlled.

Dining Room

11'3" x 8'5" (3.45m x 2.57m)
Positioned adjacent to the kitchen with a uPVC double glazed window overlooking the rear garden and a thermostatically controlled double panel radiator.

Kitchen

11'6" x 6'2" (3.53m x 1.90m)
Fitted with a modern range of base and eye-level units incorporating grey high gloss door and drawer fronts beneath granite-effect work surfaces. Stainless steel sink with chrome mixer tap, plumbing for a washing machine, and space for both a fridge and freezer. Integrated Beko fan-assisted oven with grill, four-ring Beko halogen hob, and chimney-style extractor hood over. Marblex wall panelling, uPVC double glazed window to the side, and a uPVC Autumn Leaf double glazed door providing access to the side courtyard and rear garden. The oil-fired boiler, serving the central heating system and domestic hot water, is housed within the understairs storage area. The property's electrical wiring has also been upgraded in recent years.

First Floor Landing

With radiator, airing cupboard housing the pre-lagged hot water cylinder with immersion heater and fitted shelving, together with access to all first floor accommodation.

Bathroom

8'5" x 6'2" (2.57m x 1.89m)
Recently refitted with a contemporary white suite comprising a corner shower enclosure with Mira Sport electric shower, close-coupled WC, and wash hand basin set within a vanity unit with high gloss white door fronts. Finished with floor-to-ceiling Marblex wall panelling, chrome ladder-style towel radiator, vinyl flooring, and a uPVC double glazed window to the rear.

Bedroom One

10'11" x 10'1" (3.35m x 3.08m)
A double bedroom overlooking the rear garden

with a uPVC double glazed window, built-in storage cupboard, and thermostatically controlled single panel radiator.

Bedroom Two

11'5" x 11'0" (max) (3.50m x 3.37m (max))
A generous front-facing double bedroom with uPVC double glazed window and thermostatically controlled single panel radiator.

Bedroom Three

9'6" x 7'0" (2.92m x 2.14m)
Front-facing single bedroom with built-in wardrobe, uPVC double glazed window, and thermostatically controlled single panel radiator.

Externally

The property occupies a corner plot with concrete pathways to the front and side leading to the enclosed rear garden. The rear garden is walled and designed for low maintenance, being predominantly laid to concrete, providing a practical outdoor seating and storage area. Unlimited on street parking and rear parking. Glass greenhouse and store shed.





Floor Plan



Type: House - Semi-Detached

Tenure: Freehold

Council Tax Band: C

Services: Mains water, electricity and drainage. Oil central heating.

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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