



Terry Thomas & Co

ESTATE AGENTS



Rock Cottage, Pendine

Carmarthenshire, SA33 4PD

Offers in the region of £365,000



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Externally

A detached house of distinction with attractive pointed stone under a pitched slate roof. Rear courtyard and a side pathway leading to the gardens top rear. The front has a slate paved patio area and then we have off road parking on a consolidated hard standing for approximately two cars.

Hallway

Open storm porch. Diamond etched glassed entrance door leading to hallway with in part solid slate flooring and exposed Pine floor boards. Staircase leading up to the mezzanine level, original doors through to lounge and dining room.

Dining room

13'9" x max 13'3" (4.2m x max 4.05m)

Built in recess storage cupboard. Feature fireplace with slate hearth. Exposed Pine floor boards. Double panel radiator thermostatically controlled. uPVC lattice double glazed French doors to fore leading out to the front paved patio area. Door through to kitchen.

Kitchen

13'10" x 11'0" (4.22m x 3.36m)

Fitted base unit with a matte granite effect finish work surface over incorporating a 4 ring halogen hob and fan assisted oven/grill. 1 ½ bowl stainless steel sink. Plumbing for washing machine and dishwasher. "Worcester" oil fired boiler which serves the central heating system and heats the domestic water. uPVC double glazed window to side, uPVC double glazed window to rear. Feature exposed beam ceiling. Panel radiator with grilles. 4 built in storage cupboards.

Secondary staircase to first floor. uPVC double glazed door leading out to the rear courtyard.

Lounge

12'9" x 13'10" (3.90m x 4.24m)

Feature fire place with cast iron fire inset with tiled side plates and a slate hearth. uPVC lattice double glazed French doors to fore leading out to the front and slate paved patio area. Single panel radiator thermostatically controlled. Built in cupboard with display cupboard over. Exposed timber floor boards.

Sitting room

13'4" x 14'2" (4.07m x 4.33m)

Feature exposed beam ceiling. Double panel radiator thermostatically controlled. Double aspect room with uPVC double glazed windows to front and side. Feature fireplace with cast iron inset and slate hearth. Exposed timber floor boards. Part glazed door through to a rear hallway. External door to side which leads out to the gardens and grounds. Further door to a walk in storage room with flag stone flooring.

Mezzanine level with the half landing with flights

Laundry room

11'3" x 4'5" (3.45m x 1.36m)

Base unit with worksurface over and plumbing for washing machine. Space for tumble dryer.

Rear wing landing area which leads to bedroom 1.

Bedroom 1

13'6" x 12'7" (4.13m x 3.85m)

Feature exposed beam ceiling and vaulted ceiling.

Double aspect room with uPVC double glazed windows to front and side. Feature part exposed stone walls. Double panel radiator. Exposed timber floor boards.

Shower room

Shower cubicle with a "Mira" power shower fitment. Pedestal wash hand basin and a low level WC. Wall mounted chrome ladder towel radiator. Ceramic tiled floor. Double glazed Velux window to rear.

Front landing area. Doors leading through to bedroom

Front bedroom 2

12'11" x 13'11" (3.94m x 4.26m)

Exposed timber floor board. uPVC double glazed window to fore having views over The Pendine Sands and Carmarthen Bay. Double panel radiator. Built in cupboard.

Shower room

Large shower enclosure with a chrome mixer shower fitment with a rain shower head and body wash fitment. Close coupled economy flush WC. Pedestal wash hand basin with tiled splash back. uPVC double glazed window to fore. LED downlighting.

Bedroom 3

12'7" max x 13'9" (3.84m max x 4.21m)

uPVC double glazed window to fore with views over The Pendine Sands and Carmarthen Bay. Exposed timber floor board. Double panel radiator. Feature part exposed stone wall.

Staircase from kitchen leading to first floor lead

Bedroom 4/studio/home office.

15'6" x 11'1" (4.74m x 3.39m)

Double glazed Velux window to rear. uPVC double glazed window to fore having extensive views over Pendine Sands and Carmarthen Bay. uPVC double glazed window to side.

Externally

Externally there is a PVC door on the outside which leads through to the cellar and to the left-hand side of the property there is another PVC door which leads through to the rear courtyard.

Services

Mains Electricity, water and drainage connected. Oil fired central heating.



Road Map



Hybrid Map



Terrain Map



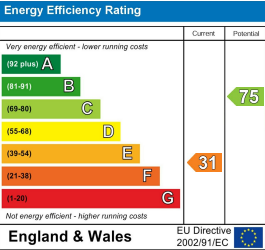
Floor Plan



Viewing

Please contact our TERRY THOMAS & Co Office on 01267 235330 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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