

# Terry Thomas & Co

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ESTATE AGENTS



## Blossom House Llangynin St. Clears, Carmarthen, SA33 4JZ

\* HEATED SWIMMING POOL / LAWN TENNIS COURT \*

A well-appointed, 3.08 acre residential holding having a well presented and maintained 5 bedroom, 3 reception roomed dormer style bungalow, commanding gorgeous rural views over the surrounding countryside of St Clears. Standing within 0.5 acre of landscaped gardens and grounds, with enclosed sheltered heated 30ft swimming pool and full size grass tennis courts, together with 2 acre of thereabouts level paddock.

**Offers in the region of £625,000**

# Blossom House Llangynin

St. Clears, Carmarthen, SA33 4JZ



## Hallway

14'3" x 8'2" extending to 15'10" (4.35 x 2.49 extending to 4.84)  
Open staircase leading to the first floor. Doors leading off to ground floor bedroom 1/home office and the family bathroom. Open archway leading into the inner hallway.

## Bedroom 1 / Home Office

11'11" x 10'9" (3.64 x 3.29)  
A double aspect room with two UPVC windows to fore and side, allowing for plenty of natural light. There is a further walk-in shower room, comprising a shower cubicle with a mixer shower fitment, single-panelled radiator, and floor to ceiling tiled walls, with a ceramic tiled floor.

## Family Bathroom

7'10" x 7'9" (2.41 x 2.38)  
A three-piece suite comprising a close coupled WC, pedestal wash hand basin and a P-shaped bath with chrome mixer shower fitment over with drench head. A radiator with chrome towel rail frame, and shaver point. Half tiled walls, ceramic tiled floor.

## Dining Room

12'7" x 12'1" (3.85 x 3.69)  
A window to fore allowing for a view of the gorgeous forecourt.

## Lounge

23'8" x 12'7" (7.22 x 3.86)  
A large bay window to rear provides an extensive rural outlook. With additional French doors leading to the rear deck patio area, plenty of natural light floods the room over the top of the stunning countryside hills. Open door leading to further sitting room.

## Sitting Room

max 12'5" into recess x 13'8" into recess (max 3.81m into recess x 4.19m into recess)  
Feature fireplace with pointed stone chimney breast, hardwood mantle, and a wood burning stove on a pointed stone hearth. A bay window to rear overlooking the rear pond feature and extensive countryside.

## Kitchen

16'4" x 10'4" (5.00 x 3.17)  
Having a range of base and eye-level units with medium grey coloured door and drawer fronts with a gloss stone effect worksurface over the base units, incorporating a double drainer stainless steel sink. 'Beko' fan assisted oven grill, 'Beko' 4-ring halogen hob and extractor over. Ceramic tiled floor. Breakfast bar area, being a double aspect room.

## Utility Room

10'2" x 7'5" (3.12 x 2.27)  
Base and eye-level units with marble effect worksurface over, under-mounted stainless steel sink. Fitted eye-level cupboards, central gas boiler, and plumbing for a washing machine and dishwasher. Space for a tumble dryer. Door leading out to the rear gardens.

## Landing Area

Part-galleried, with a walk-in cloak room comprising a close coupled economy flush WC and a hand wash basin. Door that provides access to the eaves storage space.

## Bedroom 2

max 15'6" into recess x 9'6" (max 4.73 into recess x 2.90)  
With two windows to side allowing for stunning views of the rolling countryside. A walk-in wardrobe/dressing cupboard with a triple sliding door front. An additional en-suite/cloakroom with a close coupled WC and hand wash basin, with ceramic tiled work surface area to either side and vanity cupboard under.

## Bedroom 3

13'8" x 9'9" (4.17 x 2.98)  
A window to rear allows for extensive views of the gorgeous rural outlook.

## Bedroom 4

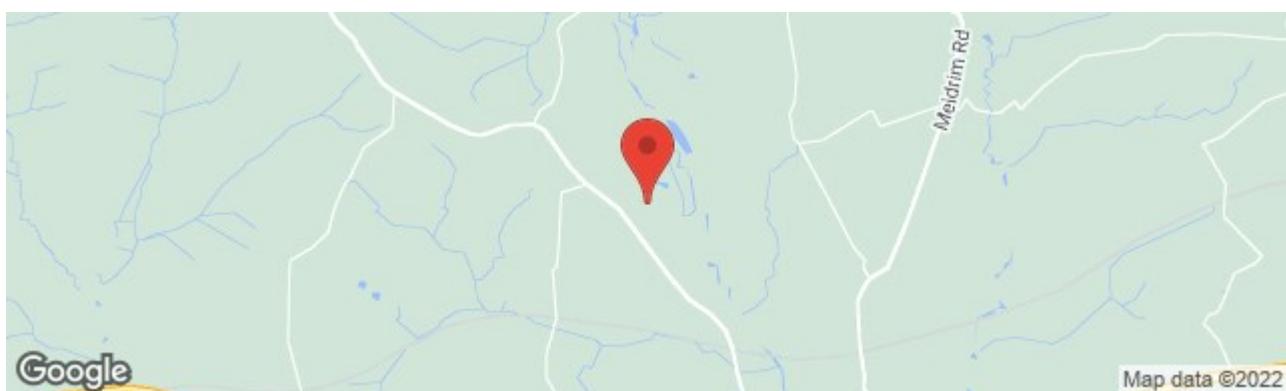
13'9" x 8'2" (4.20 x 2.49)  
A window to rear merits this room with stunning views of the countryside. Part modern panel-effect walls.

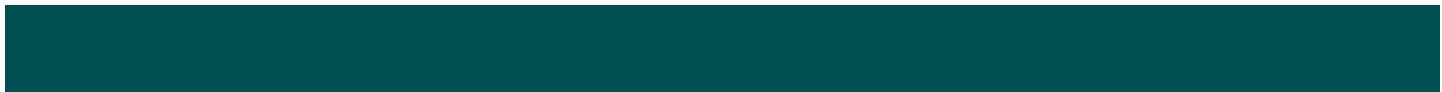
## Bedroom 5

19'8" x 10'8" (6.01 x 3.26)  
Window to side allow for natural light to swath the room. Built-in airing cupboard with fitted shelves. Access to loft space.

## Externally

Approached over a shared gravelled entrance onto private driveway, which leads up to consolidated gravelled circular parking and driveway to fore. Turning area with a central Victorian style street light. To rear is a 4-pillared open storm porch, and a paved patio area leads on to various garden areas intersected by a pond feature, having a timber bridge over. To the right of the property is an enclosed lawn garden with handmade children's summer house. Lawn garden area to rear, timber decked patio/seating area under timber pergola. To the left of the property is an open swimming pool with cover, having concrete paved patio area and pathways surrounding. Steps into swimming pool, approx. 8m x 3.5m and approx. 7'6" depth. Pool is heated with air source heat pump system. Stores workshop/changing rooms. Outdoor tap. Large garden area, further land which is currently utilised as sports and recreational. Timber workshop/store shed 18ft x 12ft. Fenced grassed tennis court. Land adjoins woodland. Approx 2 acre or thereabouts level paddock, currently being used for recreational purposes.





## Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

## **Council Tax Band: F**

**Services:** Mains electricity and water, private drainage. LPG gas 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		73
(81-91)	B		
(69-80)	C		
(55-68)	D	47	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - Higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	