

# Terry Thomas & Co

ESTATE AGENTS



## Gwynfan

Llanpumsaint, Carmarthen, SA33 6BU

An Individually Built (Circa 1990's) Double Bay Fronted 4 Bedroomed/2 Reception Roomed Detached family residence. Enjoying glorious views to the fore being located within walking distance of the Public House, Primary School and Village Shop at the centre of Llanpumsaint, some 7 miles north of the County and Market town of Carmarthen.

The property is located within 3 miles of the A485 Carmarthen to Lampeter Road and is within 3½ miles of the A484 Carmarthen to Cardigan Road.

**Offers in the region of £375,000**

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## Entrance Hall

### Separate W/C

2-piece suite comprising wash hand basin with cupboard beneath and WC. Opaque double glazed window. Radiator. Part tiled walls.

### Lounge

17'6 x 15'6 (5.33m x 4.57m/1.83m)

TV and telephone points. 6'8 wide bay window with rural views to fore. Glazed double doors to rear. Feature fireplace.

### Living/Dining Room

17'2 x 10'9 (5.23m x 3.28m)

Double glazed bay window with rural views. Feature fireplace incorporating a coal effect gas fire. Double glazed window to side. TV point.

### Kitchen/Breakfast Room

16'11 x 15'9 (5.16m x 4.80m)

Ceramic tiled floor. Recessed spotlighting. 2 double glazed windows. Part tiled walls. One wall of exposed brick. Feature brick fireplace incorporating a 'Flavel Aspen 100' cooker. Range of fitted base and eye level kitchen units incorporating a 1½ bowl sink unit, cooker hood, glazed display unit, integrated fridge and breakfast bar. TV and telephone points. C/h timer control. 12 power points plus fused points. Plumbing for dishwasher.

### Utility Room

8'6 x 7 (2.59m x 2.13m)

Ceramic tiled floor. Part tiled walls. Plumbing for washing machine. Sink unit. Opaque double glazed/panelled door to rear with side screen.

## First Floor

Landing having exposed boarded floor. Double glazed velux window. Access to loft space via loft ladder. Walk-in airing/linen cupboard off

### Family Bathroom

8'2 x 7'5 (2.49m x 2.26m)

Exposed boarded floor. Opaque double glazed window. Double glazed velux window. Towel warmer ladder radiator. 4-piece suite in white comprising WC, pedestal wash hand basin jacuzzi bath and separate electric shower.

### Rear Bedroom 1

13'8 x 8'8 (4.17m x 2.64m)

Exposed boarded floor. Built in Wardrobe. Double glazed window with rural views. Double glazed velux window. TV point.

### Front Bedroom 2

10'8 x 8'11 (3.25m x 2.44m/3.35m)

Exposed boarded floor. Double glazed window with rural views. Double glazed velux window. TV point.

### Front Bedroom 3

10'8 x 7'10 (3.25m x 2.39m)

Exposed boarded floor. Double glazed window with rural views. Double glazed velux window. TV point.

### Master Bedroom

12'4 x 13'11 extending to 21'7 (3.76m x 4.24m extending to 6.58m)

TV and telephone points. Exposed boarded floor. Double aspect. 2 double glazed windows – with rural views to the front and rear. Double glazed

velux window. Fitted cupboards. Access to eaves storage.

### En-Suite Shower Room

7'1 x 6' (2.16m x 1.83m)

Exposed boarded floor. Double glazed velux window. Chrome towel warmer ladder radiator. 2 piece suite in white comprising wash hand basin with cupboard beneath and WC. Double shower enclosure with electric shower over.

### Externally

#### Adjoining Garage

19'9 x 5'4 (6.02m x 1.63m)

Up and over garage door. Power and lighting. Opening to store room. Biomass boiler (installed in 2014)

#### Store Room

11'9 x 5'4 (3.58m x 1.63m)

Double glazed window. Water tap. Power and lighting. Access to loft space.





# Floor Plan

**Type:** House - Detached  
**Tenure:** Freehold  
**Council Tax Band:** F

**Services:** Mains electricity, water, and drainage. Mains gas central heating.  
**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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