



TO LET

Croeso Pwll Trap, SA33 4AL
£900 Per month





THE PROPERTY

Located in the charming area of Pwll Trap, this delightful home offers an ideal blend of comfort, space, and convenience. With three well-proportioned bedrooms, it is perfectly suited to families. The property features a welcoming reception room—an inviting space for enjoying cosy evenings with loved ones. The open plan kitchen/diner layout is both practical and versatile, ideal for busy households and visiting guests alike. The property benefits from ample parking and a garage. Pwll Trap itself is known for its picturesque surroundings and strong sense of community, making it a highly desirable place to call home. This property presents an excellent opportunity for anyone looking to settle in a tranquil yet well-connected location. With its spacious interiors and thoughtful design, it caters beautifully to modern living.



Lounge

Lounge features a fireplace with an electric fire and patio doors leading to the rear garden.

Open Plan Kitchen/Dining Room

Modern, open-plan kitchen/dining room with granite-effect work surfaces, a breakfast bar, and integrated appliances including a Bosch oven, Neff microwave, Bosch halogen hob, and Hotpoint dishwasher.

Utility Room

Separate utility with plumbing for a washing machine and space for a fridge-freezer.

Cloak Room/WC

Cloakroom off the utility room.

Bedroom

One is on the ground floor

Shower/bathroom/WC

A full bathroom with a separate shower enclosure on the ground floor,

Bedroom 2

On the first floor. Built-in Wardrobes.

Bedroom 3

Built-in wardrobes.

Shower Room/WC

First Floor.

Externally

Garden area to the side and rear, including a patio and an additional lawned garden area behind the garage.



Type: Bungalow
Tenure: Long-term
Council Tax Band: E

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	72
EU Directive 2002/91/EC		