

# Terry Thomas & Co

## ESTATE AGENTS



## Llysmeurig Bethlehem Road St. Clears, Carmarthen, SA33 4AN

Nestled on Bethlehem Road in the charming village of St. Clears, Carmarthen, this delightful house is a true gem waiting to be discovered. As you approach the property, you are greeted by a double gated entrance and a tarmac driveway leading up to a detached garage, setting the tone for what awaits inside.

Stepping into the house, you are welcomed by two inviting reception rooms, with four bedrooms and two bathrooms. The property boasts beautiful large gardens to the front, side, and rear, complete with a vegetable plot, fruit garden, chicken coop and greenhouse. There is also an outside Gegin Fach located in a separate building. Inside you will find charming features such as Victorian rolled topped radiators, an elegant roll-top bath on Edwardian legs, feature tiled fireplace, a cast iron grate, and quarried tiled mosaic hearth, adding a touch of elegance to the space. The exposed timber floorboards, some stained and waxed, add warmth and character to the rooms. With a ceiling height of 2.67m on the ground floor, the property exudes a sense of space and airiness, creating a welcoming atmosphere throughout.

**Offers in the region of £385,000**

# Llysmeurig Bethlehem Road

## St. Clears, Carmarthen, SA33 4AN



### Entrance

Current access to the property is via the parking area and a concreted pathway which leads up to a rear open storm entrance porch. With an original painted door through to the rear hallway, which has a quarried tiled floor, doors leading off to kitchen, breakfast room, walk in under stairs pantry cupboard and laundry room. Also, a part glazed door to the hallway.

### Hallway

Formal hallway which also has a mosaic tiled porch. Victorian rolled top radiator, part panelled effect walls with dado rails, doors from main hallway leading to dining room and sitting room. Original staircase leading to first floor. Original front entrance door leading through to the open porch.

### Kitchen/breakfast room

12'4" x 10'7" (3.76m x 3.25m)

Range of modern base and eye level units with white coloured draw and door fronts and a wood effect worksurface over the base unit. Incorporating a double drainer stainless steel sink, which chrome mixer tap fitment, also additional wall mounted display cupboards with LED lighting. Free standing Amica cooker and 4 ring hob, stainless steel chimney style extractor over. Brick effect ceramic tile walls between the base and eye level units. Quarried tiled floor, 2 weighted box sash windows to rear and 1 weighted box sash window to the side, Victorian roll topped radiator, feature Rayburn, plumbing for dishwasher and space for fridge freezer. Central island unit which matches the fitted base and eye level units. Built in cupboards with corner carousels. Open way through to the dining room.

### Dining room

12'2" x 12'4" extending to 15'5" into bay window to (3.73m x 3.77m extending to 4.7m into bay window to) Feature fireplace with slate fire surround tiled hearth and tiled backplate, living flame fire inset. Victorian rolled top radiator, Bay window to fore having weighted box sash windows to the fore and further sash windows to sides, wooden parquet flooring.

### Sitting room

15'8" extending to 19'0" x 12'2" (4.78m extending to 5.81m x 3.73m ) Exposed pointed brick fireplace with a quarried tiled hearth and open fire inset. Weighted box sash window to side, weighted box sash window to the bay window, wooden parquet flooring.

### Laundry room

7'9" x 9'1" (2.38m x 2.78m ) Victorian rolled topped radiator, fitted base units with hard wood worksurface over. Plumbing for washing machine, space for tumble drier. Quarried tiled floor, Grant oil fired boiler which services the central heating system and heats the domestic hot water. Window to rear, fitted shelves door through to the cloakroom.

### Cloakroom

9'1" x 3'11" (2.77m x 1.20m)

Low level WC, roll top radiator, pedestal wash hand basin, quarried tiled flooring.

### First Floor

Half galleried landing area with exposed timber stained and waxed floorboards, weighted box sash window to rear, feature panel effect walls with dado rail, Victorian roll top radiator, doors leading off to all bedrooms and bathrooms.

### Rear bedroom 1

12'0" x 12'0" (3.68m x 3.66m)

Double aspect room, 2 weighed box sash windows to rear, weighed box sash window to side, feature fire place with cast iron fire inset and surround, Victorian roll top radiator, exposed timber floorboards some stained and waxed.

### Rear bedroom 2

11'1" x 8'11" (3.39m x 2.72m)

Exposed stained and waxed floorboard, Victorian roll topped radiator, 2 weighted box sash windows to rear, fire place with cast iron surround and inset tiled hearth. 2 built in cupboards with storage cupboards over.

### Master Front Bedroom 3

12'9" x 12'3" (3.90m x 3.75m)

Double aspect room weighted box sash window to side, 2 weighed box sash window to fore. Exposed waxed and stained floor boards. Feature tiled fire place with cast iron grate and quarried tiled mosaic hearth. Victorian roll top radiator.

### Front bedroom 4

max into recess 12'3" x 9'1" (max into recess 3.75m x 2.79m)

Victorian roll top radiator, 2 weighed box sash windows to fore. Feature tiled fire place with cast iron grate and quarried tiled mosaic hearth. Stained and waxed timber floorboards.

### Shower room

6'11" x 5'6" (2.12m x 1.69m )

Corner shower enclosure with an electric shower fitment, low level WC, with a Saniflo macerator, Edwardian style pedestal wash hand basin, wall mounted chrome ladder radiator, part tiled brick effect walls and weighted box sash window to rear, vinyl flooring and extractor fan.

### Bathroom

12'2" x 6'3" (3.73m x 1.92m)

Roll top bath on Edwardian legs with a chrome Victorian style mixer tap and shower fitment. Edwardian style pedestal wash hand basin. High level WC, wall mounted chrome ladder radiator weighed box sash window to side overlooking the garden. Extractor, access to loft space and a built-in linen cupboard with storage cupboard over.

### Gegin Fach / Garden kitchen

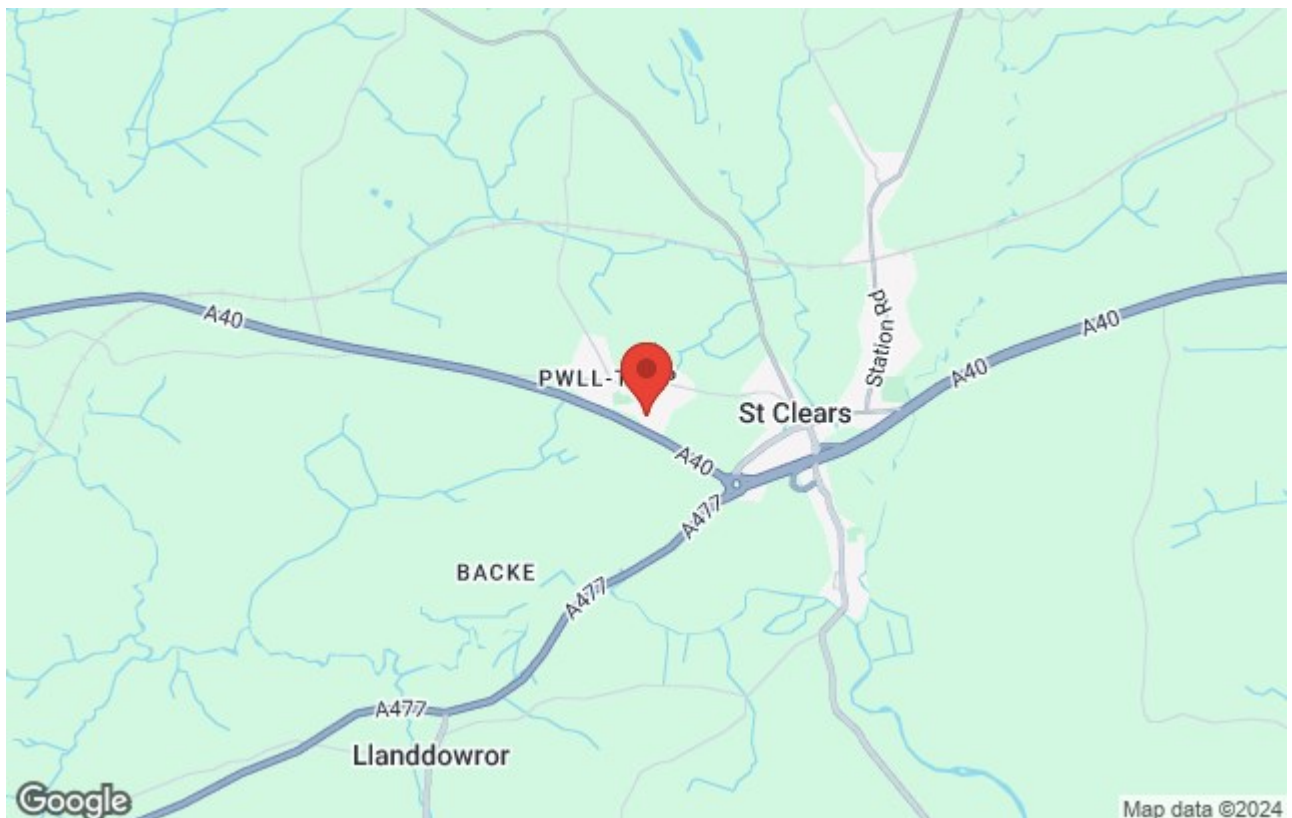
6'11" x 18'0" (2.11m x 5.51m)

Range of fitted and eye level units with wood effect worksurface over base units incorporating a double drainer stainless steel sink with hot water geyser fitted below. Space for fridge freezer, electric oven points, LED strip lights and a wall mounted wash hand basin, window to fore.

### Large Workshop

We have a large workshop, masonry built with concrete floor and metal roof. Lighting, electric points with power and lighting. Property is approached over a double gated and tarmacadam drive way, which leads up to a detached masonry built single garage, pathways to all sides of the property. Gardens to front, side and rear with vegetable plot, fruit garden and greenhouse.





# Floor Plan



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

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

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