

# Terry Thomas & Co

ESTATE AGENTS



## Ty'r Crydd, 3 St. John Street

Whitland, SA34 0AN

A charming mid-terrace house with an attractive stone façade, blending characterful period features with modern updates throughout, this property offers spacious and versatile living accommodation, including a lounge, family room, dining room, and a modern kitchen with utility room, along with well-appointed bathrooms and generous storage solutions. Externally, it benefits from gated off-road parking, a concreted courtyard, an outside WC, and a stone-built store shed. Situated in the heart of Whitland, the home provides excellent access to local amenities, schools, transport links, and recreational facilities, making it an ideal choice for families or professionals seeking a stylish and versatile home with period charm and modern comforts.

**Offers in the region of £244,995**

# Ty'r Crydd, 3 St. John Street Whitland, SA34 0AN



## Entrance

A charming mid-terrace house featuring an attractive stone façade, ideally situated in the heart of the bustling town of Whitland. The property enjoys a convenient location within easy reach of a wide range of local amenities, including primary and secondary schools, a train station, bus services, and a good selection of shops, pubs, and restaurants. Entrance Hall An open storm porch with a terrazzo tiled floor leads to a uPVC double-glazed entrance door opening into the hallway, which features a quarry tiled floor and part-attractive panelled walls. A staircase rises to the first floor, adding character and a welcoming feel to the entrance area.

## Inner Hallway

The inner hallway features a quarry tiled floor and part-panelled walls, enhancing the property's period charm. A part-glazed door leads through to the dining room, with a further door providing access to an understairs storage cupboard. Another part-glazed door opens through to the Lounge/Family Room

## Open Plan Lounge/Family room

26'2" x 15'1" (into recess) x 12'4" (8.00m x 4.61m (into recess) x 3.77m)  
To the front of the property, the lounge features skimmed and coved ceilings and a large uPVC double-glazed window to the fore, allowing for plenty of natural light. The room includes a panel radiator with grills and thermostatic control, and a feature wall with a pointed stone façade housing a wood-burning stove set on a slate hearth. Recessed alcoves on either side of the chimney breast provide attractive oak shelving and a fitted oak corner unit. A bi-folding solid oak concertina door serves as a stylish room divider, offering flexibility between the two living areas.

The family room continues the character and warmth of the home, featuring a pointed exposed stone chimney breast with an open recess and slate hearth, flanked by recessed areas with oak shelving. The space benefits from solid oak flooring, a double panel radiator (thermostatically controlled), and uPVC double-glazed French doors opening out to the rear courtyard and gardens beyond.

## Dining room

3.93m x 2.84m

The dining room features a uPVC double-glazed window to the side and a panel radiator with grills, thermostatically controlled. The ceramic tiled floor complements the skimmed and coved ceiling, creating a bright and welcoming space. A feature fireplace

adds character, while an open way leads through to the kitchen, offering a natural flow between the two rooms—ideal for family living and entertaining.

## Kitchen

3.75m x 2.64m

A beautiful newly fitted kitchen which features a range of base and eye-level units with slate grey door and drawer fronts complemented by solid wood worksurface. The kitchen is equipped with a Belfast-style sink with a chrome mixer tap, a fully integrated dishwasher, and a Rangemaster mains gas range incorporating five hobs, double oven, and grill, with a stainless steel extractor hood above.

Additional features include downlighting, a ceramic tiled floor, and a panel radiator with grills, thermostatically controlled. Natural lighting flows through the uPVC double-glazed window to the side, while a uPVC double-glazed door opens to the rear courtyard and gardens beyond. A part-glazed door provides access to the utility room.

## Utility Room

1.78m x 2.59m

The utility room provides practical functionality with space for an American-style fridge/freezer, plumbing for a washing machine, and space for a tumble dryer. It also features fitted wall shelving and an eye-level cupboard for additional storage, making it a highly convenient and well-organised space.

## Landing

Half landing with double steps leading to mezzanine level at rear.

## Family Bathroom

13'5" x 10'3" ( 4.09m x 3.14m )

The bathroom combines classic character with modern functionality. It features a shower enclosure with chrome mixer tap, rain shower head, and body wash, alongside a pedestal wash hand basin and low-level WC. A roll-top slipper bath with chrome ball-and-claw feet adds traditional elegance. The room benefits from original exposed stained and waxed floorboards, a uPVC double-glazed window to the side, and recessed shelving for convenience. Heating is provided by a Victorian-style roll-top radiator with chrome frame, and a built-in cupboard houses the mains gas-fired combination 'Ideal' boiler (installed in 2023) which supplies both central heating and domestic hot water. A feature fireplace with a white painted surround and quarry-tiled hearth adds charm, while a skimmed ceiling with LED lighting ensures a bright and welcoming space.

## Second Floor

First floor landing part galleried with staircase leading to the second floor. Understairs storage cupboard.

## Rear Bedroom 1

12'8" x 8'9" (3.87m x 2.68m)

This generously proportioned bedroom features a contemporary wall-mounted slate grey radiator with thermostatic control and a uPVC double-glazed window to the rear, filling the room with natural light. The space is enhanced by a fully fitted wardrobe system, comprising four double wardrobes with cupboards above, extending from floor to ceiling and offering excellent storage solutions.

## Front Bedroom 2 (Master)

11'8" x 13'0" (3.57m x 3.98m )

uPVC double glazed window to the fore. Feature fireplace with white painted surround and cast-iron inset. Panelled radiator with grills, thermostatically controlled.

## Front Bedroom 3

9'9" x 6'3" (2.99m x 1.91m )

uPVC double glazed window to the fore. Panelled radiator with grills, thermostatically controlled. Skimmed and coved ceilings throughout.

## Staircase leading up to

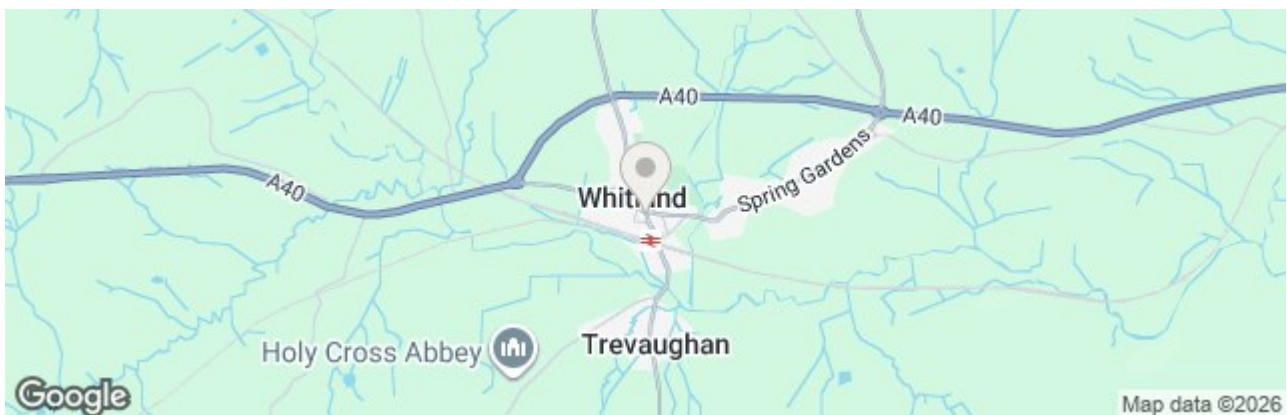
## Bedroom 4

5.63m x 5.04m

This spacious bedroom features two double-glazed Velux windows to the rear, providing plenty of natural light. The room offers four double eaves storage cupboards and access to the loft space, combining practicality with style. Heating is provided by a panelled radiator with grills, thermostatically controlled.

## Externally

The property benefits from double ledge and brace gated access to the rear, providing off-road parking on a concrete hardstanding. A further concreted courtyard leads directly to the rear entrance doors, offering convenient access to the home. Additional features include an outside WC and a stone-built store shed, perfect for extra storage.





# Floor Plan

**Type:** House - Mid Terrace  
**Tenure:** Freehold  
**Council Tax Band:** C

**Services:** Mains Electricity, Drainage, Water and Gas.  
**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

