

# Terry Thomas & Co

ESTATE AGENTS



## Awenydd, Station Hill

St. Clears, Carmarthen, SA33 4DL

This attractive detached bungalow offers a wonderful combination of comfort, space, and scenic surroundings. Featuring four well-proportioned bedrooms, the property is ideal for family living while also offering flexibility for guests, a home office, or additional hobbies. Two well-designed bathrooms add to the practicality of the home. A key highlight is the bright and welcoming sun lounge—perfect for relaxing and enjoying the impressive countryside views. Filled with natural light, this space creates a calm and enjoyable setting throughout the year. The bungalow has been arranged with easy living in mind, offering a practical layout and a smooth flow between rooms. The spacious living areas are well-suited to both entertaining and everyday life. Surrounded by beautiful countryside, this property offers a peaceful setting while remaining conveniently close to Carmarthen and local amenities. This is a fantastic opportunity for anyone looking to enjoy a quieter lifestyle in a well-connected location.

**Offers in the region of £389,950**

# Awenydd, Station Hill

## St. Clears, Carmarthen, SA33 4DL



### Entrance

Situated in a highly sought-after area of St Clears, this impressive detached four-bedroom bungalow occupies a prime position with stunning, uninterrupted views over the surrounding countryside. The property has been extensively modernised and refurbished to a high standard throughout.

Externally, the home is approached via a double-pillared tarmac driveway providing ample parking, with an attractive pointed stone façade to the front. A pathway to the side leads through to the landscaped rear garden. Upon entering through a uPVC double-glazed door with decorative floral motif, you are welcomed into a spacious hallway with oak-finish flooring. An inner hallway provides access to all bedrooms and benefits from built-in storage cupboards.

### The lounge

12'2" x 18'0" (maximum, including recess) (3.73m x 5.51m (maximum, including recess))  
Offers a bright and inviting living space, featuring a pointed stone fireplace with matching shelving, oak flooring, and multi-glazed double doors opening into the dining room.

### The kitchen

11'10" x 11'10" (3.63m x 3.62m)  
Fitted with a range of light oak-effect units with granite-effect work surfaces, incorporating a stainless steel sink, gas cooker with extractor

over, and space for appliances. A rear-facing window enjoys views over the garden and countryside beyond, and the layout flows through to both the dining room and utility room.

### The dining room

9'8" x 11'10" (2.97m x 3.61m)  
Features wood-effect flooring and patio doors leading into the conservatory.

### The conservatory/sun lounge

10'6" x 10'5" (3.22m x 3.20m)  
Surrounded by windows on three sides, allowing for an abundance of natural light and providing panoramic views over the garden and surrounding countryside, with a door leading out to the patio.

### The utility room

5'10" x 8'10" (1.80m x 2.71m)  
Fitted with base units and a work surface with stainless steel sink, along with plumbing for a washing machine and space for a tumble dryer. It also houses the Worcester gas combination boiler and provides access to the rear garden.

### Bedroom one

9'10" x 13'9" (3.02m x 4.21m)  
Positioned to the front of the property

### Bedroom two

12'4" x 10'0" (3.78m x 3.06m)  
Currently used as a home office

### Bedroom three

15'6" x 9'7" (4.74m x 2.93m)  
Benefits from built-in mirrored wardrobes and patio doors, along with a stylish en-suite featuring a walk-in shower, vanity unit, WC, and contemporary fittings.

### Bedroom four

13'7" x 11'10" narrowing to 10'4" (4.16m x 3.62m narrowing to 3.16m)  
Enjoys rear-facing views over the garden and countryside, as well as fitted wardrobes.

### Bathroom

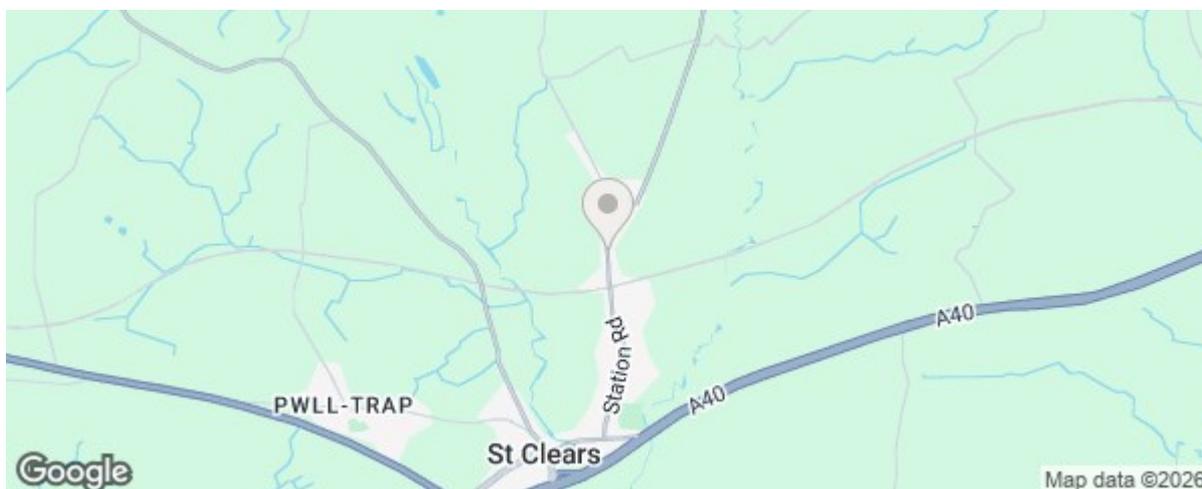
11'9" x 6'8" (3.60m x 2.04m)  
Fitted with a contemporary suite comprising a panel bath, separate walk-in shower, vanity unit with basin, WC, modern radiator, and stylish tiled walls and flooring.

### Externally

To the rear, the garden has been thoughtfully landscaped and includes a generous paved patio area with glass balustrade, a further lower patio with a timber shed/workshop, and a level lawn bordered by raised planting beds with a variety of shrubs and foliage. The garden backs directly onto open countryside, offering exceptional valley views.

### Services

The property benefits from mains electricity, water, drainage. Along with gas central heating via a Worcester combination boiler and uPVC double glazing throughout.





# Floor Plan

**Type:** Bungalow - Detached  
**Tenure:** Freehold  
**Council Tax Band:**

**Services:** Mains water, electricity and drainage.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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