

Terry Thomas & Co

ESTATE AGENTS



16 Pen Y Ffordd

St. Clears, Carmarthen, SA33 4DX

A conveniently located three bedroom bungalow situated in a quiet cul-de-sac in the town of St Clears. St Clears can be located just off the A40 road. The town has a large bilingual primary school, Ysgol Griffith Jones. Also good bus links to the local secondary school Dyffern Taf located 10 minutes away in Whitland. There are a variety of local shops including two prize-winning traditional butchers and two craft centres. There are several pubs. The local bus service is 224. The surrounding countryside of St Clears is mainly rolling grassland consisting of moderate-sized fields with well-kept hedges. The town of St Clears has country roads to the historic township of Laugharne and 7-miles of sandy beach at Pendine.

Offers in the region of £385,000

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Externally

An attractive bungalow with minimalistic gardening to the front. Canopied open porch. Light Oak finish framed uPVC double glazed door leading to hallway.

Hallway

5'4" x 29'9" (1.64m x 9.09m)

Oak finish flooring. Two panel radiators with grilles, thermostatically controlled. Door to cloakroom/W/C. Air circularisation system. Access to loft space. Hardwood doors to all bedrooms, family bathroom and multi bevelled glazed doors leading through to the lounge. The hallway also has a built in airing cupboard with fitted shelves.

Cloakroom/ W/C

Two piece "Roca" white suite comprising a close coupled economy flush W/C and wash hand basin fitted within the vanity unit. The vanity unit has a marble work surface surround and high gloss white coloured finish door and drawer fronts. Light Oak finish framed uPVC double glazed window to fore. Single panel radiator thermostatically controlled.

Front bedroom 1

14'8" x 9'8" (4.49m x 2.95m)

Light Oak finish framed uPVC double glazed window to fore. Panel radiator with grilles thermostatically controlled.

Rear bedroom 2

9'9" x 14'9" (2.98m x 4.50m)

Oak finish flooring. Panel radiator with grilles thermostatically controlled. Light Oak finish framed uPVC double glazed window to side.

Family bathroom

9'3" x 7'10" maximum (2.82m x 2.39m maximum) Shower cubicle with chrome mixer shower fitment. Corner bath. Close coupled W/C and a pedestal wash hand basin. White suite. Wall to ceiling tiled walls with pattern insert. Single panel radiator with chrome frame. Light Oak finish framed uPVC double glazed window to side. Ceramic tiled floor. Extractor.

Master bedroom 3 with En-suite.

maximum 21'1" narrowing to 14'2" x 10'0" (maximum 6.45m narrowing to 4.32m x 3.07m) Light Oak finish framed uPVC double glazed window to rear. Panel radiator with grilles thermostatically controlled.

En-suite

5'9" x 6'5" (1.76m x 1.96m)

A three piece suite comprising low threshold open walk-in shower with a chrome mixer rain shower head fitment and body wash. Close coupled economy flush W/C and a wash hand basin both fitted within the vanity unit. The vanity unit has light grey coloured door fronts. Wall mounted chrome ladder towel radiator. Light Oak finish framed uPVC double glazed window to side. LED downlighting. Extractor.

Lounge

16'8" x 21'0" (5.1m x 6.41m)

Two panel radiators with grilles thermostatically controlled. Light Oak finish framed uPVC double glazed window to rear. Feature fire place with marble hearth and tiled backplate also with white painted fire surround. Door through to kitchen. Light Oak framed uPVC double glazed doors leading through to the sun lounge.

Sun lounge

12'2" x 9'10" (3.73m x 3.0m)

Attractive exposed pointed brick cavity built dwarfed walls with light Oak finish framed uPVC double glazed windows over to three sides. the sun lounge has also recently had an insulated tiled roof Slate tiled floor. Wall mounted radiator thermostatically controlled. Light Oak framed uPVC double doors leading out to the timber deck, patio area and gardens in turn.

Kitchen

10'8" x 10'8" (3.27m x 3.27m)

A range of modern base and eye level units with cream coloured door and drawer fronts and a wood effect work surface over the base unit incorporating a 1½ bowl porcelain sink with a chrome mixer tap fitment. A four ring halogen

hob with a pull out extractor over. A "hotpoint" double fan assisted oven grill. Light grey coloured brick effect tiled walls between the base and eye level cupboards. Fully integrated dishwasher. Slate effect ceramic tiled floor. Light Oak finish framed uPVC double glazed window to side and space for American fridge freezer.

Utility room

10'4" x 5'4" (3.16m x 1.64m)

Matching the kitchen units, we have a range of fitted base and eye level units. With wood effect work surface over the base units. Plumbing for automatic washing machine, space for tumble dryer and space for fridge. Panel radiator with grilles thermostatically controlled. Slate effect ceramic tiled floor. Light Oak finish framed uPVC double glazed window to fore. Light Oak finish framed uPVC side external entrance door.

Garage

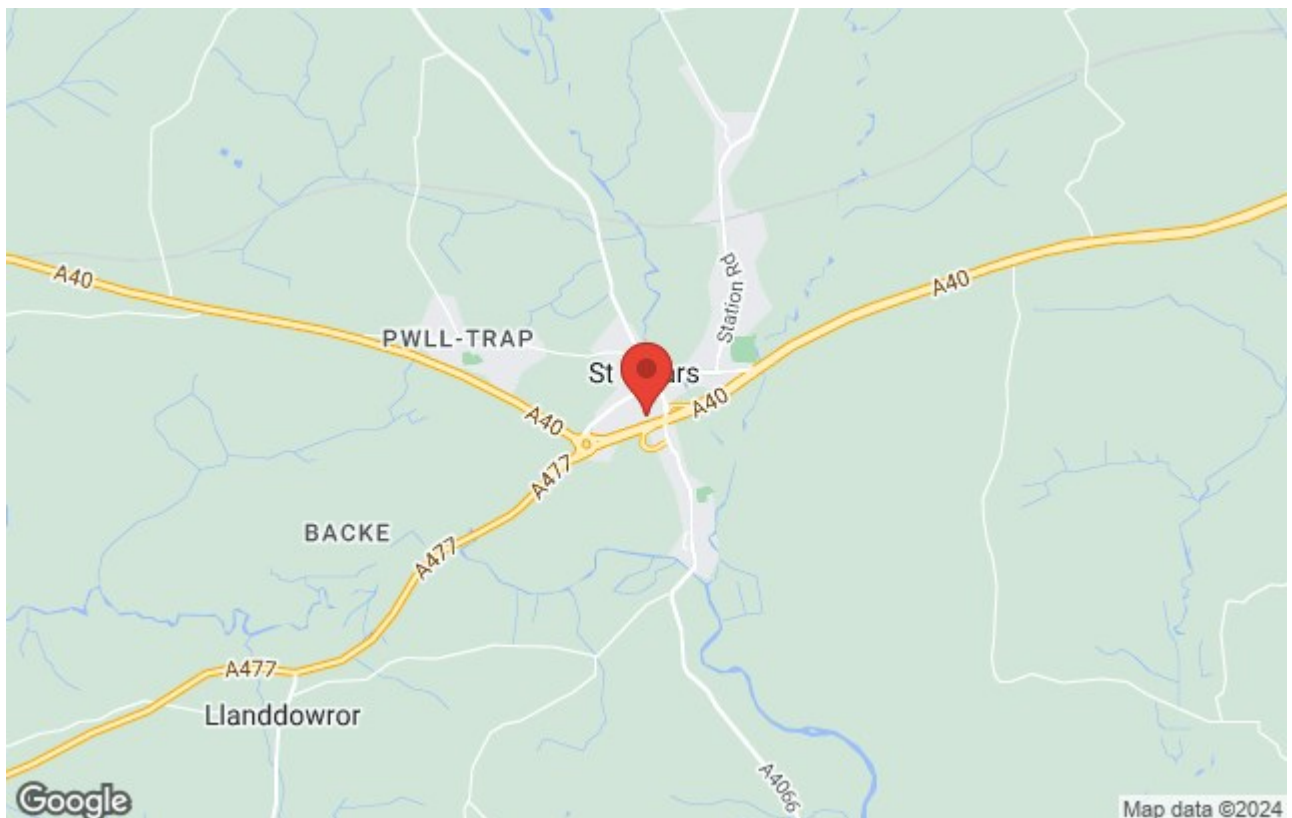
16'2" x 10'5" (4.93m x 3.18m)

The garage has a remote censored up and over door to fore. Panel radiator with grilles. Fitted base and eye level cupboards with a marbleised work surface over the base unit incorporating a single drainer sink and mixer tap fitment. Plumbing for washing machine. Wall mounted gas fired combination boiler which serves the central heating system and heats the domestic water. Light Oak finish framed uPVC double glazed window to side.

Externally to the rear

Timber deck area, patio area and lawn garden area in turn. Fenced boundaries which is child and dog friendly.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains Water, Electricity and Drainage. Gas Connected

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.

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