

Terry Thomas & Co

ESTATE AGENTS



30 Bryngwenllian , Whitland, SA34 0DA

Located in a charming area of , Whitland, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable family home or a sound investment. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings with family. The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. The layout of the property is designed to maximise space and light, creating a warm and inviting environment throughout.

Situated in a friendly neighbourhood, this home benefits from the tranquillity of suburban living while remaining within easy reach of local amenities and transport links. Whitland is known for its picturesque surroundings and community spirit, making it an ideal location for families and individuals alike.

This property is a wonderful canvas for those looking to add their personal touch, whether through modernisation or decoration. With its appealing features and prime location, this mid-terrace house in Bryngwenllian is not to be missed. We invite you to explore the potential this home has to offer.

Offers in the region of £189,500

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Entrance hall

uPVC double glazed entrance door encapsulating a bevelled glass motif. Hallway having porcelain tiled floor, staircase to first floor. Panel radiator with grilles thermostatically controlled. Modern multi-glazed door through to the open plan Lounge/Kitchen/Dining room which is "L" shaped

Lounge/Kitchen/Dining room which is "L" shaped max 17'10" narrowing to 8'7" kitchen area x 25'1" (max 5.45m narrowing to 2.63 kitchen area x 7.65m)

Kitchen area having a range of modern base and eye level units with high gloss light grey door and drawer fronts with a medium grey granite effect worksurface over and a grey brick tiled splashback. Incorporating a "Quartz" 1½ bowl sink with chrome mixer tap fitment. 4 ring induction hob with a backplate and "Bosche" contemporary black glass wall mounted extractor over. Porcelain tiled floor to the kitchen area and part dining LED downlighting also a "Bosche" fan assisted oven grill. Fully integrated fridge. Panel radiator grilles thermostatically controlled. Back door to rear entrance and utility. uPVC double glazed window to rear of the dining area with double panel radiator grilles thermostatically controlled. Matching breakfast bar area. Lounge having a feature fireplace, white painted reconstituted stone surround and a mains gas living flame fire inset. LED downlighting

throughout. uPVC double glazed window to fore, Rear bedroom 2

double panel radiator thermostatically controlled, 10'10" x 8'9" (3.32m x 2.68m) dimmer light switch. uPVC double doors leading to a south west facing garden.

uPVC double glazed window to rear. Panel radiator grilles, thermostatically controlled.

Rear entrance hall

uPVC double glazed door leading out to the rear garden and leads through to the utility room

Utility room

9'8" x recess 9'5" (2.96m x recess 2.88m) Built-in double store cupboard with further storage over. Further entrance door. Recess storage area, plumbing for automatic washing machine. Panel radiator grilles thermostatically controlled and a separate W/C having a low-level basin fitted within an enclosed vanity unit with W/C. Three uPVC double glazed windows to fore.

Landing area

Generous size landing area, Panel radiator grilles thermostatically controlled. Doors leading to all bedrooms and family bathroom and also two built in cupboards, one housing the "Baxi" mains gas fired boiler which serves the central heating system and heats the domestic water. Landing also has access to loft space.

Front bedroom 3

12'5" x 10'7" (3.81m x 3.23m) uPVC double glazed window to fore. Panel radiator grilles, thermostatically controlled.

Bathroom

8'7" x 5'1" extending to 7'11" (2.63m x 1.55m extending to 2.43m)

Modern white bathroom furnishings comprising a close coupled economy W/C also a wash hand basin fitted within an enclosed vanity unit with storage cupboards under. Panel bath. Low threshold walk-in shower enclosure with "Marbelex" panel walls. LED downlighting, extractor, wall mounted ladder towel radiator and a uPVC double glazed window to rear.

Externally

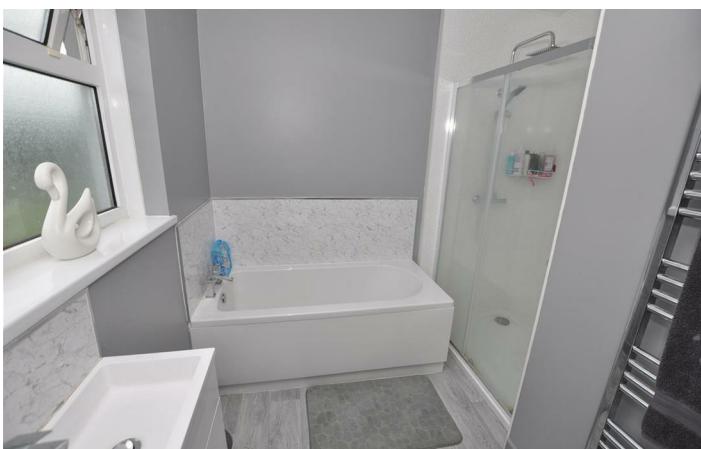
Generously sized garden south west facing having feather board fencing to three boundaries. L shaped lawned area intersected by a concrete pathway and an enclosed picket fenced further garden which is dog and child friendly. Through to the rear is a concreted patio area with gold flint decorative area. We also have a corrugated storage shed.

Front Bedroom 1

into recess 14'2" x 8'10" x extending to 9'9" (into recess 4.32m x 2.71 x extending to 2.99m) Panel radiator grilles, thermostatically controlled.

uPVC double glazed window to fore.





Floor Plan



Type: House - Mid Terrace

Tenure: Freehold

Council Tax Band: B

Services: Mains electricity, water and drainage.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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