

Terry Thomas & Co

ESTATE AGENTS



44 Glynderi

Tanerdy, Carmarthen, SA31 2EX

Nestled in the charming area of Glynderi, Tanerdy, Carmarthen, this detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two inviting reception rooms, this property is ideal for families or those seeking a peaceful retreat.

The bungalow is set on a generous corner plot, featuring a landscaped garden at the front, with decorative stone gravel and a diverse array of shrubbery and foliage. This garden not only enhances the property's curb appeal but also provides a serene outdoor space to enjoy. A pathway on the right leads you to the rear garden, while another on the left guides you to the side entrance door and rear passageway.

Parking is a breeze with space for up to three vehicles, including a tarmacadam driveway at the rear that accommodates two cars. Additionally, a galvanised pedestrian gate offers easy access to the rear garden, which boasts a paved area bordered by lush shrubbery, perfect for outdoor gatherings or quiet moments in the sun.

For those in need of extra storage, the property includes an externally accessed store shed and a masonry-built detached garage, complete with an up-and-over door and a uPVC double-glazed window, providing both functionality and natural light.

Offers in the region of £230,000

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Entrance

uPVC double glazed entrance door with uPVC double glazed panel window to side leading to entrance porch with 10 panelled timber entrance door leading to hallway. Hallway having single panel radiator thermostatically controlled, built in coat cupboard, double door linen/airing cupboard and doors leading off to lounge, dining room, 3 bedrooms and family bathroom.

Lounge

15'2" x 14'9" (4.64m x 4.52m)
uPVC double glazed window to fore, double panel radiator thermostatically controlled. Feature fireplace with marble hearth and marble fire surround.

Dining room

10'9" extending to 13'10" in to passage x 10'11" (3.30m extending to 4.22m in to passage x 3.34m)
uPVC double glazed window to side, double panelled radiator thermostatically controlled, built in cupboard which house the Vaillant main gas fired combination boiler. Doorway through to the kitchen.

Kitchen

10'10" x 7'7" (3.32m x 2.33m)
Fitted base and eye level units with medium Oak finish drawer and door fronts and a marbleised effect worksurface over the base unit incorporating a 1 ½ bowl sink, 4 ring Indesit hob with a pull-out extractor over, oven/grill. uPVC double glazed window to rear and a lattice uPVC

double glazed door leading through to the rear passageway.

Front bedroom 1

10'0" x 11'10" (3.07m x 3.61m)
Double panel radiator thermostatically controlled, uPVC double glazed window to fore.

Rear bedroom 2

11'10" x 8'8" (3.63m x 2.66)
uPVC double glazed window to rear, double panel radiator thermostatically controlled.

Rear bedroom 3

10'0" x 11'11" (3.05m x 3.65m)
uPVC double glazed window to rear, single panel radiator thermostatically controlled.

Shower room/WC

8'9" x 6'4" (2.68m x 1.94m)
uPVC double glazed window to the side, wall mounted chrome ladder towel radiator, plus an additional double panel radiator, close coupled economy flush WC and wash hand basin fitted within a vanity unit and shower enclosure with a Galaxy power shower fitment.

Rear passageway

Within the rear passageway is a separate WC with low level WC, utility room and conservatory. Double-glazed side entrance door and a further double-glazed door leading out to the rear garden.

Utility room

9'0" x 8'10" (2.75m x 2.71m)
Fitted base unit with a stainless-steel sink, plumbing for washing machine and space for fridge freezer.

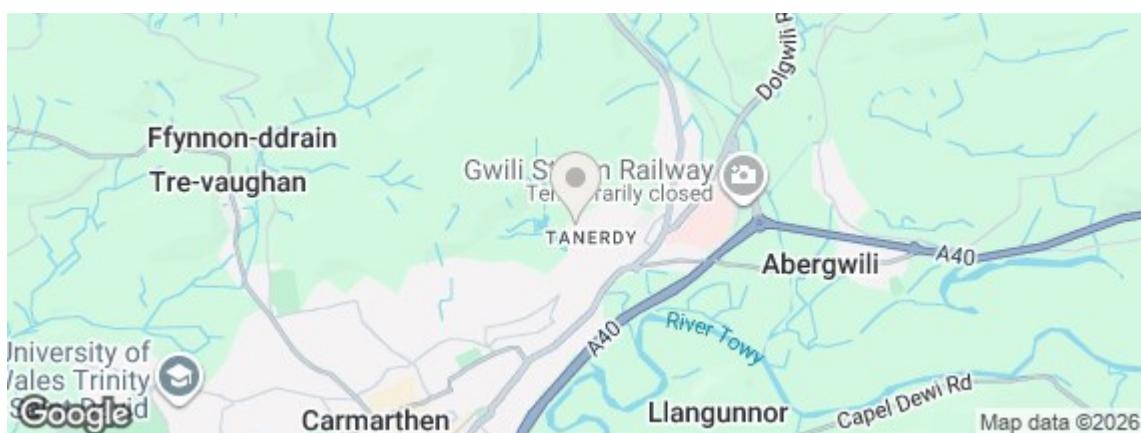
Conservatory

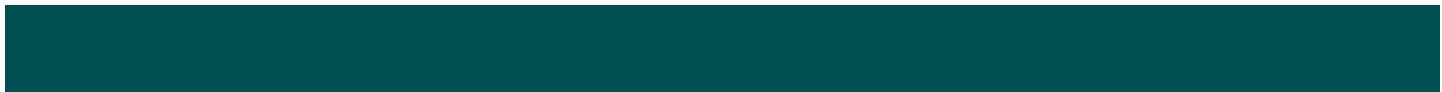
13'10" x 11'7" max (4.24m x 3.54m max)
Double panel radiator thermostatically controlled, uPVC double glazed windows to 2 sides and uPVC double glazed door with access to the rear garden and a uPVC double glazed door to the side, under a polycarbonate roof and a ceramic tiled floor.

Externally

Property stands on a corner plot with decorative stone gravelled landscaped garden area to fore with wide variety of shrubbery and foliage interspersed. Pathway to right hand side which leads to the rear garden and a further pathway to the left hand side which leads to the side entrance door and rear passageway in turn. Externally accessed store shed. Tarmacadam driveway to rear providing off road parking for approximately 2 cars. From the tarmacadam drive there is a galvanised pedestrian gated access leading to the rear garden. Rear garden essentially has a paved area with shrubbery to the borders.

Masonry built detached garage with up and over door to fore and a uPVC double glazed window to rear.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains electricity, water, drainage and 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 firms 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	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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