

Terry Thomas & Co

ESTATE AGENTS



Wembley House, North Road

Whitland Carmarthen, SA34 0AX

This attractive and characterful home offers well-proportioned accommodation with a blend of period features and modern conveniences throughout. The property benefits from stained and waxed original internal doors, feature fireplaces, picture rails, and wood-effect flooring, combined with uPVC double glazing and gas-fired central heating. Externally, the property enjoys a decorative slate forecourt to the front with pedestrian side access leading to the rear. The rear garden provides a paved patio area leading onto a generous lawned garden with pathway, along with a timber garden shed and a masonry-built workshop, offering useful storage and workspace.

New British Gas boiler installed with five year parts, labor and warranty.

Overall, the property offers spacious and versatile accommodation, retaining charm and character while providing practical living space both internally and externally.

Offers in the region of £235,000

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Wembley House

To the front of the property is a forecourt garden laid with decorative slate, with a pathway leading to the entrance door. The property also benefits from pedestrian side access, which leads through to a gated entrance to the rear garden.

A canopied storm porch with a uPVC double-glazed entrance door provides access into the hallway.

Hallway

The hallway features wood-effect flooring, a staircase leading to the first floor, and a single panel radiator. There is also an open recess beneath the stairs providing useful storage space. Doors lead through to the dining room, lounge, and kitchen. The property retains stained and waxed original internal doors, adding character and charm.

Dining Room

4.18m x 3.03m

The room features wood-effect flooring and a feature fireplace with a pine surround and tiled hearth. A uPVC double-glazed window overlooks the front of the property, and there is a double panel radiator. Additional character is provided by a picture rail, along with a stained and waxed original internal door.

Lounge

12'11" x 11'8" (3.95m x 3.57m)

The room features woodgrain oak-effect flooring and two uPVC double-glazed windows to the side with Georgian bar detailing. There is a feature fireplace incorporating a wood-burning stove set on a slate hearth. Panelled radiator with grills, thermostatically controlled. Additional character features include a picture rail and a stained and waxed original internal door. Multi-glazed French doors lead through to the kitchen.

Kitchen

14'0" x 8'11" extending to 18'4" maximum and narrow (4.29m x 2.74m extending to 5.6m maximum and narrow)

The kitchen is fitted with a range of base and eye-level units with shabby chic style multi-coloured door and drawer fronts, complemented by

wood-effect work surfaces over the base units.

There is an inset single drainer quartz sink, an electric cooker point, and space for a fridge freezer. A breakfast bar area features a brick-effect tiled backdrop and is served by two thermostatically controlled double panel radiators. Additional features include a uPVC double-glazed window to the rear, ceramic tiled flooring, and a uPVC double-glazed door providing access to the rear courtyard and gardens beyond.

Utility room/laundry room

The room also provides plumbing for a washing machine and houses the wall-mounted mains gas-fired combination boiler, which serves the central heating system and domestic hot water. There is a further recess, which previously formed a separate WC, with the plumbing still in place should a purchaser wish to reinstate the facility. A uPVC double-glazed window to the side provides natural light.

First floor

With a part galleried landing area, single panelled radiator. Doors to bedrooms 1 and 2 and family bathroom.

Bedroom 1

13'6" maximum into recess x 9'6" (4.13m maximum into recess x 2.91m)

uPVC double glazed windows to rear, single panel radiator, thermostatically controlled. Stripped and waxed original door.

Bedroom 2

13'6" x 12'2" (4.13m x 3.71m)

The room features a thermostatically controlled double panel radiator and uPVC double-glazed windows to the front. A feature fireplace incorporates a white-painted Victorian cast iron fire insert. The room retains a stripped and waxed original door, adding character and period charm.

Family bathroom

The bathroom is fitted with a three-piece suite in white, comprising a pedestal wash hand basin, a close-coupled economy flush WC, and a panel bath

with an "Airest Sport" power shower over, complete with a glass shower screen. The walls are part Corian-effect Marblex panelled and part tiled. Additional features include a panel radiator with grills and a uPVC double-glazed window to the rear.

Half landing

Half landing with staircase to second floor. With uPVC double glazed windows are fore. Second floor landing area with storage space to the eaves.

Bedroom 3

7'8" x 13'9" maximum (2.35m x 4.21m maximum)

The room features a double-glazed Velux window to the rear, woodgrain-effect flooring, and a door leading through to the dressing room.

Dressing room

8'2" x 13'8" (2.49m x 4.18m)

Double glazed Velux window to rear.

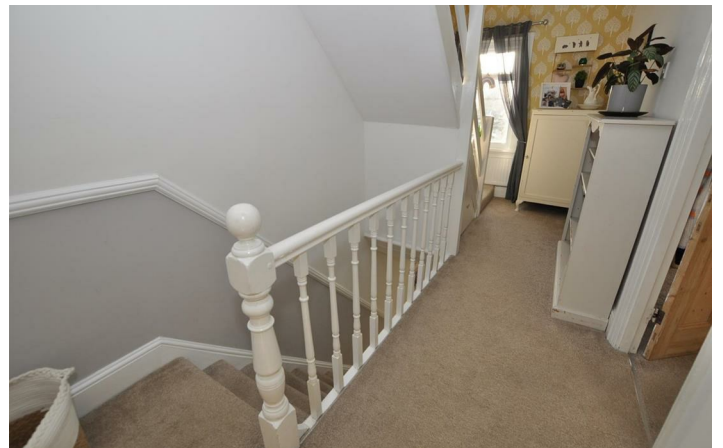
Garden

To the rear of the property there is an initial paved patio area which leads onto a further generous-sized garden, mainly laid to lawn and intersected by a pathway. The garden also benefits from a timber garden shed and a masonry-built workshop.

Masonry built workshop

internally measures 12'11" x 13'1" (internally measures 3.96m x 4.01m)







Floor Plan



Type: House - Semi-Detached
Tenure: Freehold
Council Tax Band: C

Services: Mains Electricity, Water, Drainage 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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