

# Terry Thomas & Co

ESTATE AGENTS



## Cilcain, 5 Maes Cynin

St. Clears, Carmarthen, SA33 4DT

This beautifully presented detached family home offers spacious and versatile accommodation, finished to a high standard and ideal for modern family living. The welcoming interior features Walnut Karndean flooring, a handcrafted staircase, a modern kitchen/breakfast room with integrated appliances and a Rangemaster cooker, complemented by a utility room, cloakroom/WC and a dedicated home office. A generous lounge with a wood-burning stove, bay window and French doors, together with a separate dining room and conservatory with underfloor heating, provide excellent living and entertaining space. Upstairs, there are four well-proportioned bedrooms, including a principal suite with dressing area and en-suite, a second en-suite bedroom, and a stylish family bathroom.

Outside, the property benefits from ample parking, a detached double garage, and beautifully landscaped gardens with mature planting, raised vegetable beds, a pond, summer house/store and decked seating area, creating a wonderful private outdoor retreat.

**Offers in the region of £467,000**

# Cilcain, 5 Maes Cynin

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### Entrance

Double glazed door leading to hallway.

### Hallway

12'10" maximum x 12'9" (3.92 maximum x 3.89)

Having Walnut Karndeian flooring. Feature handmade staircase to first floor. Doors to study, Lounge, Dining room, Cloakroom/WC and Kitchen. There is also an under stair storage cupboard.

### Cloakroom/WC

Economy flush WC, pedestal wash hand basin with Walnut Karndeian flooring.

### Home Office

11'0" x 7'11" (3.37 x 2.42)

With built-in desk and drawers and storage wardrobe.

### Inner Lobby

Leading to the kitchen/breakfast room. Door through to the utility room.

### Utility room

7'7" x 5'6" (2.32 x 1.69)

Fitted base and eye level units with granite effect work surface over. Plumbing for washing machine and space for a tumble dryer. Mains Gas-fired condensing boiler which serves the central heating system and heats the domestic water. Side entrance door.

### Kitchen/breakfast room

15'11" x 10'11" (4.86 x 3.33)

A range of modern base and eye level units with a matt granite effect work surface over the base unit. Fully integrated

dishwasher. A Rangemaster cooker range comprising a 5 ring mains Gas hob with 2 ovens and grill, with a Rangemaster extractor hood over. Space for fridge freezer. Door leading through to dining room. Open way through to conservatory.

### Conservatory

5'11" x 10'9" (1.82 x 3.29)

Ceramic tiled floor with underfloor heating. Door leading out to the rear garden.

### Dining room

13'4" x 10'11" (4.07 x 3.33)

French doors leading out the the rear garden and patio area.

### Lounge

27'10" into bay to fore x 12'11" extending to 15'1 (8.5 into bay to fore x 3.95 extending to 4.84)

Double doors from the hallway. Bay window to fore and recess bay to side incorporating a Wood burning stove. French doors leading out to the rear patio area.

### First floor - Half galleried landing

Doors leading off to all bedrooms and family bathroom. Access to loft space. Walk-in airing cupboard with a pressurised unvented cylinder.

### Bathroom

9'5" x 7'6" (2.88 x 2.31)

Having a 3 piece suite comprising a circular wash hand basin set in a vanity unit with drawers to side. Economy flush WC and an oval shaped bath.

### Rear Bedroom 1

11'0" x 12'1" (3.37 x 3.70)

Built-in wardrobe units. En-suite shower room

### En-suite shower room

Comprising a Shower cubicle, pedestal wash hand basin and economy flush WC.

### Rear Bedroom 2

11'6" x 8'0" (3.53 x 2.44)

### Rear Bedroom 3

12'11" x 11'3" (3.94 x 3.45)

### Front Master Bedroom 4

12'10" x 14'7" (3.93 x 4.47)

Built-in wardrobe units plus additional walk-through dressing area with built-in wardrobe. En-suite shower room

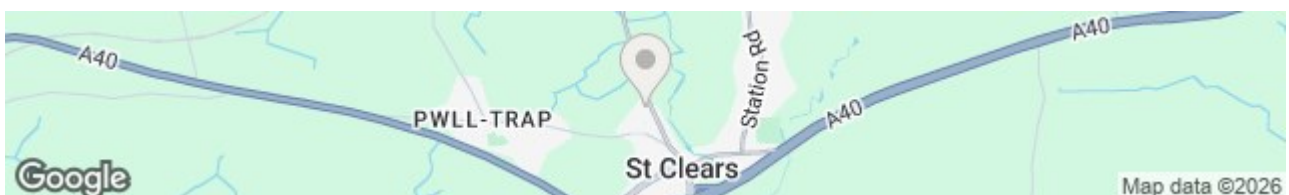
### En-suite

8'4" x 7'7" (2.56 x 2.33)

Comprising a Shower cubicle, pedestal wash hand basin and economy flush WC.

### Externally

The property is approached over a Tarmacadam driveway allowing for parking and turning area. There is also a detached double garage which has two up and over doors to fore. There is gated access to the side of the property which has raised beds and vegetable gardens. The rear garden itself has been extensively landscaped with mature planting throughout, while being a wonderful sun trap. Further gardens having a small pond feature and a timber summer house/store shed with timber deck to fore.





# Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:** F

**Services:** Mains Electricity, Drainage, Water and Gas.

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

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