

Terry Thomas & Co

ESTATE AGENTS



Glandwr Farmhouse Backe Road

St. Clears, Carmarthen, SA33 4EU

Nestled on Backe Road in the charming village of St. Clears, Carmarthen, the house offers a delightful blend of rural tranquillity and modern convenience. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or those seeking extra space for entertaining.

The home is set within approximately 0.85 acres of land, providing ample outdoor space for gardening, recreation, or simply enjoying the stunning far-reaching rural views that surround the property. The traditional stone-built barn and additional multipurpose outbuildings present exciting opportunities for various uses, whether it be for storage, a workshop, or even potential conversion, subject to the necessary permissions.

St. Clears is a vibrant community that boasts a range of amenities, including takeaway eateries, a doctors' surgery, local shops, and two welcoming public houses. The village is well-connected, with good road and bus links, making it easy to explore the wider Carmarthenshire area or commute to nearby towns.

Offers in the region of £395,000

Glandwr Farmhouse Backe Road

St. Clears, Carmarthen, SA33 4EU



Open plan kitchen/lounge/dining/family room

28'3" x 13'1" (8.63m x 4.01m)

Open plan kitchen/lounge/dining/family room. the kitchen having a range of base and eye level units with a granite effect worksurface over the base unit incorporating a single stainless steel sink unit. Integrated fridge. Electric cooker and an aga. uPVC double glazed window.

Ceramic tiled floor. Lounge area with two single panel radiators. uPVC double glazed window to fore with panoramic views over the rolling countryside. Carpet flooring. Gas fire.

Sitting room

10'5" x 10'5" (3.20m x 3.20m)

Two uPVC double glazed windows. Carpet flooring. Wash hand basin. Single panel radiator. Built in cupboard.

Utility room

First floor landing

Doors off to all bedrooms, bathroom and walk-in airing cupboard.

Bedroom 1

10'5" x 10'5" (3.2m x 3.2m)

Single panel radiator. uPVC double glazed window with panoramic views over the rolling countryside.

Bedroom 2

13'5" x 10'5" (4.1m x 3.2m)

Single panel radiator. uPVC double glazed window with panoramic views over the rolling countryside.

Bedroom 3

14'5" x 10'5" (4.4m x 3.2m)

Single panel radiator. uPVC double glazed window with panoramic views over the rolling countryside.

Bathroom

Comprising of a sage green 3 piece suite

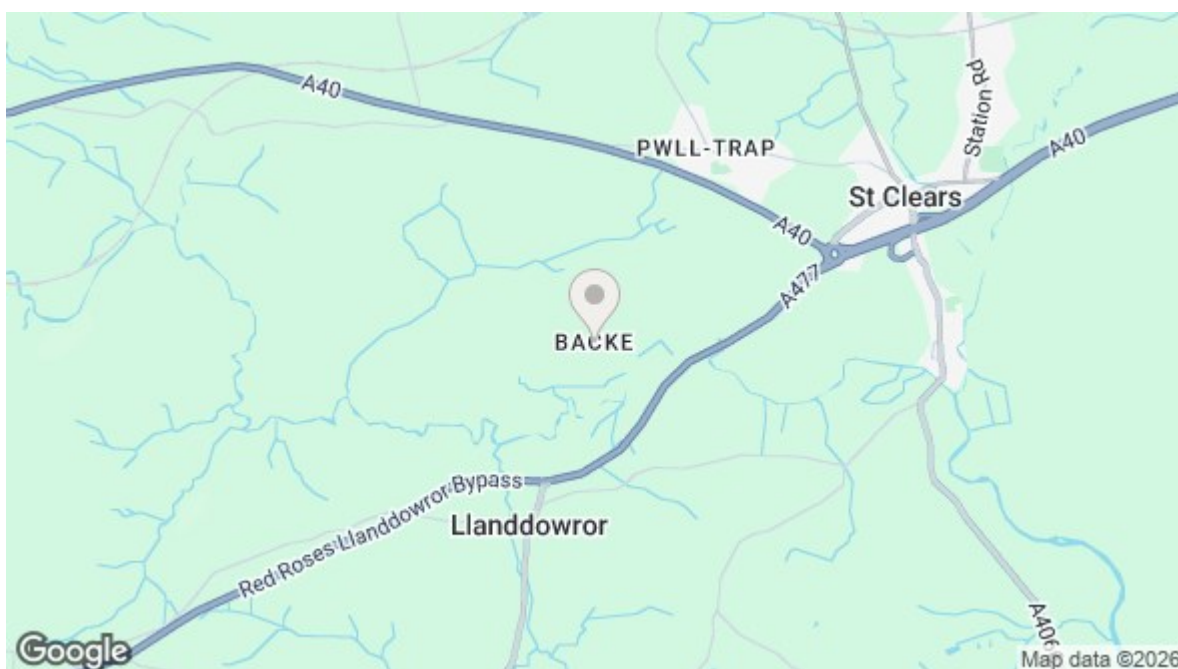
and a low level walk-in shower. Floor to ceiling tiled walls. Pedestal wash hand basin with chrome taps. Low level W/C. Panel bath. uPVC window to fore.

Airing cupboard

Walk-in clothes/airing cupboard. With fitted shelves and pre lagged copper hot water cylinder.

Externally

0.85 acre property with outbuildings.





Floor Plan

Type: House
Tenure: Freehold
Council Tax Band: E

Services: Mains electricity, and water. Private 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.

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

