

# Terry Thomas & Co

## ESTATE AGENTS



## Ger y Gors Lon Las

Pwll Trap, St. Clears, SA33 4AU

Nestled in the sought-after village community of Pwll Trap, St. Clears, near Carmarthen. This exceptionally presented semi-detached house has been meticulously modernised and extended to a high standard. The spacious interior is bathed in natural light, creating a warm and inviting atmosphere complemented by Oak doors and staircase that add a touch of elegance. Outside, the property sits on a generous plot of 0.47 acres, with well-maintained lawns, landscaped gardens and plenty of parking space for numerous vehicles. For those who enjoy tinkering or need extra storage space, the workshop, garages, and sheds offer plenty of room for all your tools and equipment. And let's not forget the stunning countryside views that surround the property, making it a picturesque setting for your new home.

**Offers in the region of £400,000**

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### Hallway

3.42m x 2.69m

Open storm porch leading into hallway with Karndean throughout. Handmade Oak dog-legged staircase leading to first floor with glass balustrade. Open understairs storage area. Oak framed glazed door through to Lounge, oak framed glazed door leading through to Kitchen/Dining/Family room. Wall mounted radiator modern contemporary, thermostatically controlled. LED downlighting.

### Lounge

6.46m x 4.80m

Double aspect room having uPVC double glazed window to the fore and uPVC double glazed double doors leading out to the side gardens and courtyard. Two panelled radiators with grills thermostatically controlled. Skimmed and coved ceiling throughout. Feature fireplace with marble fire surround and marble hearth and a "living flame" electric convector flame effect flyer inside with remote controlled.

### Kitchen/Dining/Family Room

6.62m x 3.34m

The kitchen having a range of high quality fitted base and eye level units with light grey high gloss finish door and drawer fronts and a solid Silestone worksurface over incorporating an undermounted 1 1/2 bowl Stainless Steel sink with Nickel Chrome mixer tap fitment over. Bosch 2 ring and multi ring induction hob and contemporary style extractor over. Neff double fan assisted oven. Fully integrated fridge and freezer. Fully integrated dishwasher. Silestone breakfast bar area with Pendant lights over. LED downlighting. A modern contemporary radiator thermostatically controlled. Further larder cupboards matching the high gloss units. uPVC double glazed window to rear. Part glazed hardwood framed door leading through to the rear entrance hall, utility room and garage in turn. Oak framed engineered door leading through to

### Sitting Room/Snug

3.64m x 2.89m

Double panelled radiator with grills, thermostatically controlled. uPVC double glazed window to fore. Feature fireplace with Marble hearth. Wood grain effect Herringbone flooring.

### Rear Entrance Hall

with uPVC glazed entrance door. Doors leading off to Utility room, separate WC. Further uPVC double glazed door leading through to

the garage. Single panelled radiator, thermostatically controlled. Porcelain tiled floor.

### Utility room

Plumbing for washing machine. Stainless steel sink unit. "Worcester Damsmore 2025" oil fired boiler, pressurised system which serves the central heating system and heats the domestic water. Polished ceramic tiled floor. uPVC window to the side.

### Separate WC

Low level WC, pedestal wash hand basin with tiled splashback. uPVC double glazed window to rear.

### Adjoining Garage

5.46m x 4.85m x extending to 8.34m

Double garage with two up and over doors to fore. Power and lighting, 3 fluorescent strip lights. Autumn Leaf double glazed uPVC door to rear. Additional utility space with stainless steel sink with hot and cold tap fitment. Fitted base unit with worksurface over. Space for tumble dryer. uPVC double glazed side entrance door. Garage has separate RCD board.

### First floor

Light and airy landing area which is half galleried. LED downlighting. Access to loft space. uPVC double glazed window to the fore. Two built-in linen cupboards with double doors, one of which houses a newly installed hot water cylinder. Fitted shelves and double panelled radiator thermostatically controlled.

### Rear bedroom 1

4.10m x 3.17m

uPVC double glazed window to the rear overlooking the rear garden and adjoining countryside. LED downlighting and a pendant light. Built-in wardrobe unit comprising floor to ceiling four single sliding doors, single panelled radiator thermostatically controlled. TV point.

### Front Bedroom 2

4.79m x 3.16m

uPVC double glazed window to the fore. Single panelled radiator thermostatically controlled.

### Front Bedroom 3

3.38m x 2.90m

uPVC double glazed window to the fore, single panelled radiator thermostatically controlled. Three built-in single wardrobes.

### Rear Bedroom 4

3.38m x 3.36m

Single panelled radiator thermostatically controlled. uPVC double glazed window overlooking the rear garden and adjoining countryside. Three built-in wardrobe units.

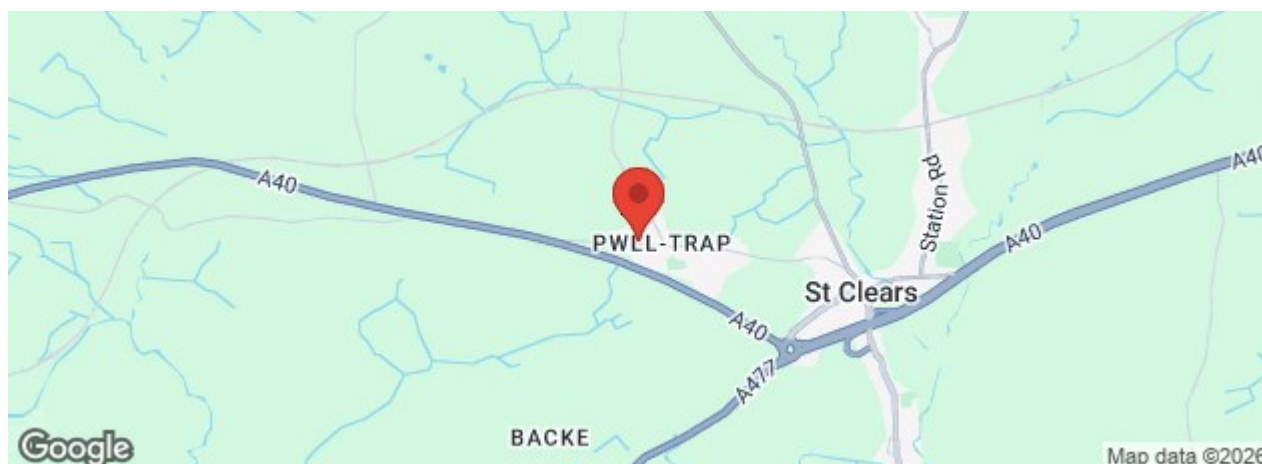
### Garage

8.86m x 6.15m

Vaulted ceiling remote controlled roller shutter door to the fore. An inspection pit having a ceiling height of 1.53m to ground floor with lighting. uPVC double glazed windows to sides and rear and also a side uPVC double glazed side entrance door. Fitted base unit with Stainless Steel sink. Industrial style power and lighting throughout. Also, steel RSJ over the inspection pit providing hoisting facility.

### Externally

The property is superbly well presented and extensively extended double fronted four bedroomed house having an adjoining double garage with an additional detached garage/workshop at the end of the concreted driveway. Situated at the periphery of the sought after village community of Pwll Trap. Standing within 0.47 acres. A double pillared entrance leading onto a concreted driveway leading up to the adjoining double garage which then continues down to the detached garage/workshop. Concreted hardstanding with turning/parking areas. The rear garden has been significantly landscaped having paved patio area, very well-maintained lawn areas with intersecting pathways, timber framed pergola with paved patio area. Glass greenhouse. Further masonry-built store shed 4.50m x 2.43m double door ledge and brace entrance. uPVC double glazed windows to front and side. Power and lighting. Joining the shed is a lean-to garden stores area. Timber garden shed. Variety of shrubbery and foliage to the right-hand side of the property adjoins open countryside. South facing garden. Recycling area. Vegetable plot.







## Floor Plan



**Type:** House - Semi-Detached

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains Electricity, Water, Drainage and Oil central heating.

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

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

