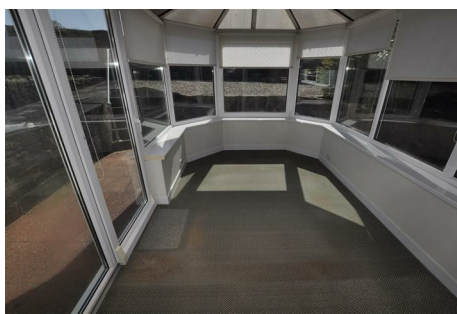


Terry Thomas & Co

ESTATE AGENTS



Twickenham, Heol Blaengwastod

Llangunnor, Carmarthen, SA31 2LE

Occupying an elevated position on the outskirts of Carmarthen, this property enjoys far-reaching views over the town, the Towy Valley and surrounding countryside. The accommodation comprises a lounge and separate sitting room with feature fireplaces, a dining room opening into a conservatory, and a fitted kitchen, along with a ground floor bedroom and bathroom. Additional ground floor space includes a rear enclosed passageway with access to a utility room, pantry and separate WC, as well as an integral garage. To the first floor are two further bedrooms and a dressing room or potential fourth bedroom, all benefiting from eaves storage and enjoying the impressive views. Externally, the property is approached via gated access onto a tarmac driveway providing off-road parking and access to the garage, with a front garden laid to decorative stone and planted borders. A pathway to the side leads to the rear garden, which is arranged over two tiers with paved areas, a central decorative stone feature and established shrubbery, backing onto open countryside.

Offers in the region of £325,000

Twickenham Heol Blaengwastod

Llangunnor, Carmarthen, SA31 2LE



Hallway

16'11" × 6'9" (5.16m × 2.08m)

The ground floor comprises a welcoming entrance hallway with parquet flooring, staircase leading to first floor.

Lounge

15'4" × 11'10" (4.68m × 3.61m)

Lounge with feature marble fireplace and large windows capturing the far-reaching views.

Sitting Room

18'3" × 11'8" (5.57m × 3.56m)

A separate sitting room provides additional living space, complete with a feature fireplace and gas living flame fire, and opens through to a dining room

Dining Room

13'1" × 8'5" (3.99m × 2.57m)

Dining room with access to the conservatory

Conservatory

12'4" × 7'11" (3.76m × 2.42m)

The conservatory overlooks the rear garden and provides a pleasant space to relax.

Kitchen

12'9" × 9'2" (max) (3.90m × 2.80m (max))

Stainless steel sink unit, electric cooker point. We have a built-in airing cupboard which has a pre-lagged copper hot water cylinder. Fitted with immersion. We have LED down lighting, heat and smoke detector. A part multi-glazed door leading through to the rear passageway. uPVC double glazed window to rear. And we also have in here a built-in store cupboard.

Bathroom

5'6" × 8'1" (1.70m × 2.48m)

A corner shower enclosure with a Triton power shower fitment, pedestal wash on basin and panel bath, a low level WC. Single panel radiator, uPVC double glazed windows rear. Ceramic tile floor and floor to ceiling tiled walls. Led down lighting there.

Bedroom 1 (Ground Floor)

12'6" (max, narrowing to 9'10") × 12'10" (3.82m (max, narrowing to 3.00m) × 3.93m)

Aluminium framed single glazed window to rear and a single panelled radiator.

Utility Room

8'3" × 8'4" (2.53m × 2.56m)

Rear, enclosed passageway which has a polycarbonate roof and a terrazzo tiled floor. uPVC double glazed windows to the rear, and the uPVC double glazed door leads out to the rear garden. Part multi-glazed door through to a walk-in pantry. Then there's a multi-glazed door through to a separate WC which has a low level WC, a floating wall mounted wash basin with a tile splash back. The rear passageway also has a multi glazed door leading through to a utility room. We have a stainless steel sink unit. Plumbing for washing machine, wall mounted Stelrad group. Stelrad group, mains gas fired boiler, which serves the central heating system and heats the domestic water. Ceramic tile flooring and a double glazed Velux window to the rear.

Garage

22'0" × 8'3" (6.72m × 2.54m)

Up and over door to the fore. Power and lighting.

First Floor

A part galleried landing, doors leading to bedrooms 2 and 3.

Bedroom 2

13'0" × 12'0" (3.97m × 3.67m)

uPVC double glazed windows to the fore. Built in cupboards to the eaves, storage space and single panel radiator.

Bedroom 3

18'6" × 12'0" (extending to 13'10") (5.65m × 3.67m (extending to 4.24m))

Single panel radiator, uPVC double glazed window to fore with extensive views over the Towy Valley and surrounding countryside. Built in storage cupboard into the eave storage space.

Dressing Room/Potential 4th Bedroom

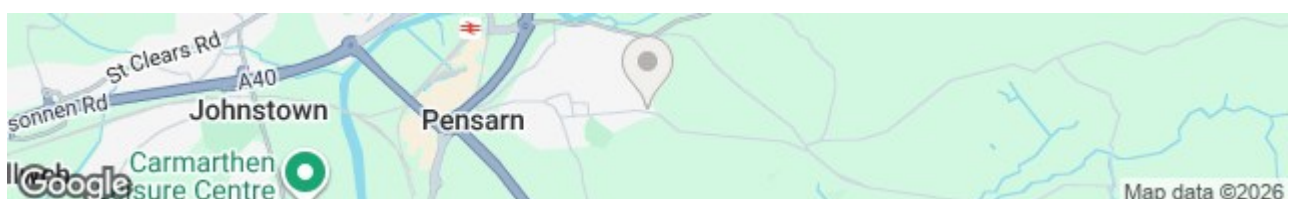
15'7" × 8'3" (4.76m × 2.54m)

Built-in cupboards for the eaves storage space, double panel radiator, thermostatically controlled. uPVC double glazed window to the fore with extensive views over the Towy Valley and surrounding countryside.

Externally

Twickenham occupies an elevated position, enjoying extensive views over Carmarthen town and the surrounding Towy Valley and countryside. The property is approached via a double-pillared entrance with gated access, leading onto a tarmac driveway to the front, providing ample off-road parking. The front garden is laid with decorative stone and is interspersed with a variety of shrubs and foliage, creating an attractive approach. The driveway also leads to the integral garage, and a pathway to the right-hand side of the property provides access to the rear. There is a pathway to the right-hand side, which provides access to the rear garden. The rear garden is arranged over two tiers and features crazy-paved pathways, along with a centrally positioned decorative stone landscaped area. The borders are planted with a variety of shrubs and foliage, creating an attractive and well-maintained outdoor space.

Beyond the garden, the property enjoys a pleasant outlook, backing onto open countryside.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: E

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

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