

# Terry Thomas & Co

ESTATE AGENTS



## Ddraig Anadl Trem Y Cwm Llangynin, St. Clears, SA33 4JQ

Located in the charming village of Llangynin, St. Clears, this splendid detached house on Trem Y Cwm offers a perfect blend of comfort and modern living, ideal for families seeking a tranquil yet convenient lifestyle. At the heart of the home is a bright and spacious open-plan kitchen, dining, and family room, designed for modern living. This impressive space extends onto a contemporary decked balcony with sleek glass balustrades, providing unspoiled views over the beautiful Welsh countryside. The property is thoughtfully designed to offer both style and practicality, featuring quality engineered flooring and the added comfort of underfloor heating throughout the ground and lower ground floors. A modern shower room complete with a sauna adds a luxurious touch. To the rear, at ground level, a composite decked patio area leads down to the lower ground floor, where a further composite decked patio area awaits, complete with a hot tub. The gardens are extensively and beautifully landscaped, featuring a wide variety of mature shrubs and foliage. They also include a fruit garden, a glass greenhouse, and a number of raised borders, perfect for gardening enthusiasts.

**Offers in the region of £449,500**

# Ddraig Anadl Trem Y Cwm

## Llangynin, St. Clears, SA33 4JQ



<b>Entrance</b> A detached, deceptively spacious split-level home enjoying panoramic countryside views. The property benefits from a brick-paved driveway providing off-road parking for up to four vehicles, access to an integral garage, and pathways surrounding the property. A welcoming entrance hall with oak engineered flooring and light oak finish uPVC double glazed windows to both sides, providing access to the main living areas.	<b>Integral Garage</b> 16'11" x 11'5" (5.18m x 3.50m) With remote-controlled roller shutter door and light oak finish uPVC double glazed window to the side. EV charging unit. Houses the Grant oil-fired boiler supplying heating and hot water.	<b>Shower Room with Sauna</b> 7'0" x 7'1" (2.14m x 2.17m) Fitted with a WC, vanity basin, corner shower with rainfall head and body jets, and a four-person timber sauna. Light oak finish uPVC double glazed window to the rear.
<b>Sitting / Dining Room</b> 13'0" x 15'10" (max) (3.97m x 4.84m (max)) Featuring oak engineered flooring and a light oak finish uPVC double glazed window to the front. Stairs lead to both the first floor and lower ground floor.	<b>First Floor Landing / Home Office Area</b> 21'0" x 10'8" (6.42m x 3.26m) A galleried landing currently used as a home office, with potential to convert into an additional bedroom. Features oak flooring, light oak finish uPVC double glazed windows to the front, Velux window to the rear, and countryside views.	<b>External Features</b> To the rear of the property at ground level is a composite decked patio area with part glass and steel balustrade, enjoying extensive panoramic views over the surrounding countryside. A steel spiral staircase leads down to the lower ground floor, where there is a further composite decked patio area complete with a hot tub. From here, a natural stone paved patio leads into the main garden, which has been extensively and beautifully landscaped with a wide variety of mature shrubbery and foliage throughout. The garden incorporates a fruit garden, a glass greenhouse, and a number of raised borders, all interconnected by decorative stone pathways. There is also a pond with a water fountain feature, along with a timber pergola set over a further paved seating and barbecue area.
<b>Open Plan Lounge / Kitchen / Dining / Family Room</b> 26'10" x 13'1" (8.19m x 4.00m) A spacious living area with oak engineered flooring, light oak finish uPVC double glazed windows to the front, feature fireplace with electric flame-effect convactor fire, and light oak finish uPVC double glazed patio doors opening onto a composite decked terrace with extensive countryside views.	<b>Bedroom One</b> 14'4" x 11'5" (4.38m x 3.48m) Double bedroom with oak flooring and a light oak finish uPVC double glazed window to the rear enjoying countryside views.	<b>Additional Features</b> Underfloor heating to ground and lower ground floors. Oil-fired central heating. Mains electricity and water private drainage. 2.8kW solar panel system. EV charging unit. Panoramic countryside views. The property also benefits from 3 Q cells battery storage units.
<b>Kitchen Area</b> 26'6" x 10'7" (8.10m x 3.23m) Fitted with modern base and eye-level units with light grey door fronts and granite-effect work surfaces. Integrated appliances include dishwasher, fridge freezer, microwave, NEFF oven and grill, five-ring NEFF LPG gas hob with extractor, and wine cooler. Light oak finish uPVC double glazed window to the rear with panoramic views.	<b>En-Suite (Bedroom One)</b> 8'11" x 6'11" (2.73m x 2.12m) Comprising shower enclosure with rainfall head and body jets, WC, bidet, vanity basin, tiled flooring, chrome heated towel rail, extractor fan, and a light oak finish uPVC double glazed window to the side.	
<b>Utility Room</b> 8'0" x 7'2" (2.45m x 2.19m) Fitted with base units, work surface, and stainless steel sink. Plumbing for washing machine and space for tumble dryer. Includes a larder cupboard, light oak finish uPVC double glazed window to the rear, and access to the integral garage.	<b>Bedroom Two</b> 12'0" x 12'4" extending to 15'7" (3.68m x 3.76m extending to 4.77m) A spacious bedroom with oak flooring and a light oak finish uPVC double glazed window to the front, with access to a walk-in wardrobe.	
<b>Cloakroom / WC</b> Fitted with a WC, wash hand basin set within a vanity unit, tiled flooring, extractor fan, and a light oak finish uPVC double glazed window to the side.	<b>Walk-in Wardrobe / Airing Cupboard</b> 5'6" x 4'9" (1.70m x 1.45m) Housing the unvented pressurised hot water cylinder and providing additional storage space.	
	<b>Bedroom Three/Lower Ground Floor</b> 26'5" x 11'8" extending to 14'4" (8.07m x 3.57m extending to 4.38m) A versatile space suitable for a variety of uses, with oak flooring and two sets of light oak finish uPVC double glazed patio doors opening onto a composite decked area.	





# Floor Plan



**Type:** House - Detached

**Tenure:** Freehold

**Council Tax Band:** F

**Services:** Mains electricity, water, and drainage. Oil heating.  
2.8kW solar panel system

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

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