

Terry Thomas & Co

ESTATE AGENTS



Four Winds, Bethlehem Road

St. Clears, Carmarthen, SA33 4AN

A spacious three-bedroom detached property offering well-proportioned accommodation, including two reception rooms, a fitted kitchen, conservatory and shower room. The property benefits from uPVC double glazing and oil-fired central heating, together with a substantial double garage internally, complete with inspection pit, power, lighting and integral WC. Externally, there is a generous tarmac driveway providing parking for approximately four vehicles, front and rear gardens, a paved patio, raised lawn and established hedgerow boundaries.

Offers in the region of £320,000

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Side Entrance Porch

Accessed via a uPVC double glazed entrance door, with uPVC double glazed windows to three sides. A further uPVC double glazed door with matching side panel leads into the hallway.

Hallway

The hallway has oak-finished flooring, a single panel radiator and access to the principal rooms. A utility room provides plumbing for a washing machine, together with uPVC double glazed windows. There is also a built-in airing cupboard housing the pre-lagged hot water cylinder. The hallway continues through to the bedrooms and shower room.

Dining Room

11'11" x 7'2" (3.65m x 2.19m)

The dining room has a single panel radiator and uPVC double glazed window to the side. Multi-glazed French doors lead through to the lounge, with a further door providing access to the kitchen.

Lounge

19'9" x 10'7" (6.04m x 3.24m)

A spacious lounge having uPVC double glazed window to the side, double panel radiator and a feature fireplace with marble fire surround. Multi-bevel glazed French doors lead through to the conservatory.

Kitchen

11'10" x 7'11" (3.62m x 2.43m)

Fitted with a range of light oak-effect door and drawer-front units, complemented by gloss granite-effect work surfaces. The base units incorporate a stainless steel sink and there is a four-ring halogen hob with stainless steel chimney-style extractor over. Integrated appliances include a Diplomat oven and grill and a

fridge, together with a larder cupboard and plumbing for a dishwasher. LED downlighting, uPVC double glazed window to the rear and single panel radiator. A multi-glazed door leads into the conservatory. Built-in cupboard housing the Trianco oil-fired boiler serving the central heating system.

Conservatory

13'9" x 11'8" maximum (4.20m x 3.57m maximum)

A good-sized conservatory with double panel radiator, uPVC double glazed windows to three sides and a ceramic tiled floor. A uPVC double glazed door leads out to the side courtyard, while uPVC double glazed double doors open onto the rear paved patio and garden. Power and lighting are provided.

Inner Hallway

Providing access to the loft space and bedrooms.

Bedroom One

9'4" x 10'0" (2.85m x 3.06m)

Having uPVC double glazed window, single panel radiator and built-in double wardrobe with storage cupboard over.

Bedroom Two

11'8" maximum x 8'5" (3.56m maximum x 2.57m)

Having single panel radiator and uPVC double glazed window.

Bedroom Three

11'11" x 9'11" (3.65m x 3.03m)

Having uPVC double glazed window to the side and single panel radiator.

Shower Room

9'3" x 5'8" (2.84m x 1.75m)

Fitted with a corner shower enclosure with Mira power shower, close-coupled economy flush WC

and pedestal wash hand basin. The walls are tiled from floor to ceiling with patterned inserts, with uPVC double glazing to the side and ceramic tiled flooring.

Double Garage

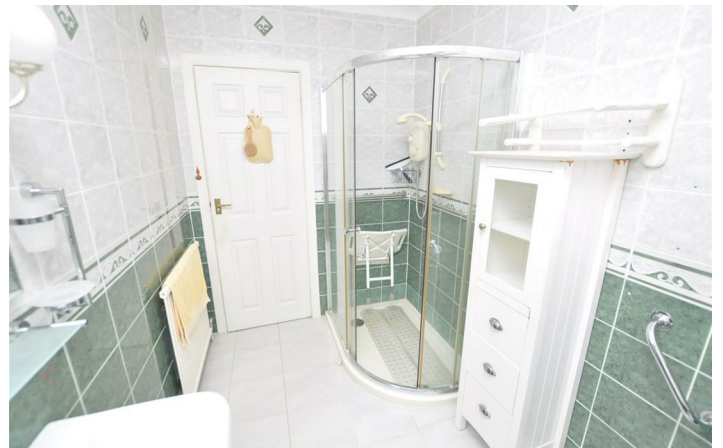
23'3" x 17'11" internally (7.10m x 5.47m internally)

A particularly spacious double garage with two up-and-over doors, power and lighting, together with an inspection pit. There are uPVC double glazed windows to either side and a further uPVC double glazed window to the rear. A door provides access to the rear garden. The garage also benefits from a wash hand basin and an integral outside WC.

Outside

The property is approached via a generous-sized tarmacadam driveway to the side, providing ample off-road parking for approximately four vehicles. The front garden is laid mainly to lawn with established shrubbery to the boundaries. To the rear is a paved patio area leading onto a further raised lawn garden, with established hedgerow forming the boundaries. To the rear of the garage there is access to the outside WC, together with a timber garden shed.







Floor Plan



Type: Bungalow - Detached
Tenure: Freehold
Council Tax Band:

Services: Mains electricity, mains water and mains drainage, with oil-fired central heating and uPVC double glazing.

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

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