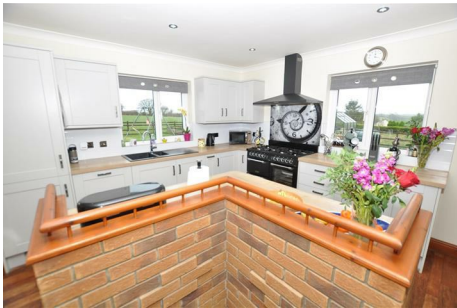


Terry Thomas & Co

ESTATE AGENTS



Awel Teg

Cefny pant, Whitland, SA34 0TR

Spacious Detached Dormer Bungalow on Approx. 0.3 Acres

Set within generous wraparound gardens adjoining open countryside, this impressive five-bedroom home offers versatile family living in a peaceful setting, conveniently located near the town of Whitland. Featuring a stunning vaulted entrance hall, dual-aspect lounge with open fire, and a superb open-plan kitchen/dining/family room with French doors to the patio.

With three ground floor bedrooms, two further first floor bedrooms, modern bathroom and shower room, conservatory, large driveway, and substantial detached garage – plus sweeping lawns, vegetable plot and far-reaching rural views – this is countryside living at its best.

Offers in the region of £475,000

Awel Teg

Cefnypant, Whitland, SA34 0TR



Summary

A spacious and versatile five-bedroom detached dormer bungalow set within generous grounds of approximately 0.3 acres (one third of an acre), enjoying open countryside to the rear. Offering extensive parking, a large detached garage, and flexible family accommodation, this impressive home combines space, privacy and rural outlooks. The property is approached via double five-bar gates opening onto a brick-paved driveway providing ample parking and turning space for multiple vehicles, motor-home or caravan, and leading to the detached garage.

Entrance

An attractive pillared porch gives access to the uPVC double-glazed entrance door, opening into a large reception hall with vaulted ceiling and open dog-leg staircase rising to a galleried first-floor landing. Double panel radiator, thermostatically controlled. The entrance hall continues to the inner hallway, which in turn leads to bedrooms. And, there's also a multi - glazed door through to the open plan, kitchen, dining family room and then a door through to the lounge. Hallway 4.20m x 3.38m.

Lounge

5.68m x 4.15m

A bright double-aspect room with uPVC windows to the front and side featuring a slate fireplace with open fire inset and matching side bench and TV stand. Varnished and waxed timber floorboards, beam ceiling detail and dado rail. Double panelled radiator, thermostatically controlled.

Open Plan Kitchen / Dining / Family Room

7.31m x 4.31m (max)

A superb sociable space with French doors opening onto the rear patio and gardens. The kitchen is fitted with modern light grey matte-finish range of fitted base units and wood-effect worktops, incorporating a one and a half bowl Rangemaster sink, with chrome mixer taps. Cookmaster range cooker (LPG hob, twin ovens and grill), integrated dishwasher and larder fridge, plus a handmade breakfast bar with shelf unit under. LED down lighting and wood-effect vinyl flooring.

Utility Room

3.26m x 2.96m

Fitted units, granite effect work-surface. Stainless steel

sink. Plumbing for washing machine, space for additional

appliances, and Worcester Bosch oil-fired boiler. uPVC double glazed door to rear garden. Double paneled radiator.

Conservatory / Sun Lounge

4.77m x 3.16m

Vaulted uPVC double-glazed roof, uPVC double-glazed windows to three sides. Terracotta ceramic tiled floor. Door leading to paved patio. Power points.

Inner Hallway

Walk-in understairs storage cupboard, additional built-in storage. Double panel radiator.

Ground Floor Bedroom 1

3.12m x 2.92m

Fitted triple wardrobe. Double panel radiator. uPVC double-glazed window.

Ground Floor Bedroom 2

3.81m x 3.06m

Four double wardrobes with storage cupboards over. Dressing table insert. Double panel radiator. uPVC double-glazed window.

Ground Floor Bedroom 3

3.46m x 3.00m

Handmade fitted double wardrobe with storage over. Dressing table. Double panel radiator. uPVC double-glazed window.

Family Bathroom

2.96m x 2.92m

Modern four-piece suite including corner bath with shower attachment, vanity wash basin, panelled corner bath with Victorian-style mixer shower, separate shower enclosure, chrome ladder towel radiator. Contemporary slate-grey radiator. Marble-effect part wall paneling. LED down lighting. Extractor fan. uPVC double-glazed window.

First Floor

A gallery-style landing overlooks the entrance hall and provides access to Bedrooms Four and Five, a shower room, and a walk-in airing cupboard with shelving and radiator.

Bedroom 4

6.75m x 4.37m

A substantial double bedroom with built-in wardrobe, Velux window, eaves storage and dual radiators.

Bedroom 5

14'6" x 14'3" (4.44m x 4.36m)

Double bedroom with fitted wardrobes, Velux window and eaves access. Double panel radiator.

Shower Room

2.85m x 1.82m

Corner shower enclosure with electric shower, Low-level WC, Wall-mounted wash basin, Velux window, Single panel radiator. Extractor fan and electric shaver point.

Externally

The property stands within level gardens extending to approximately 0.3 acres. The grounds wrap around the home and have expansive lawned areas. Multiple patio seating areas. Vegetable plot. Greenhouse. Open rear aspect adjoining countryside. A separate externally accessed WC is located to the rear of the property. Services: Mains electricity, mains water, private drainage and oil-fired central heating.

Garage

8.5m x 4.73m

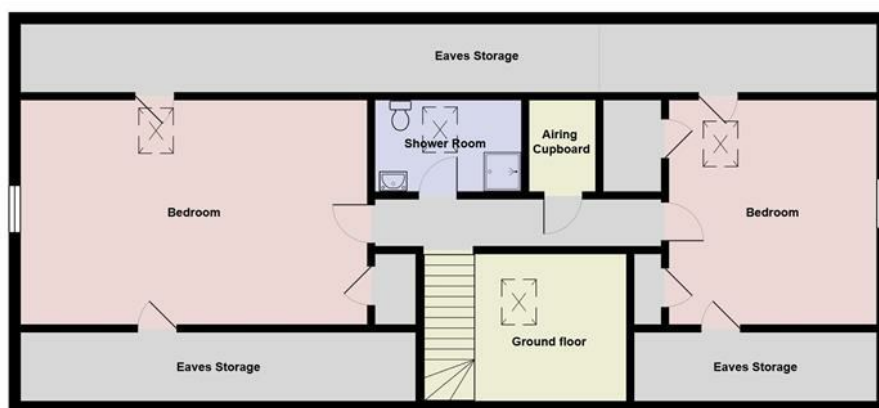
Large detached garage with electric remote-controlled roller shutter door, power, lighting, rear window and loft storage above.







Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: E

Services: Mains water and electricity, private drainage. Oil central heating.

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>

