

# Terry Thomas & Co

ESTATE AGENTS



## Clunmawr Lodge

Llangain, SA33 5BB

A wonderful and characteristic 4-Bedroomed Detached Dormer Bungalow, situated in a rural and peaceful setting swathed in the countryside of Llangain. The property is beautifully modernised throughout and is immaculately presented, boasting 4 good-sized Bedrooms, 2 Reception rooms, and 3 Bathrooms (1 En-Suite). Sitting on a large plot the home has ample parking and turning area, and a beautiful level-lawned garden having spectacular views across the surrounding countryside.

**Offers in the region of £595,950**

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### Entrance Porch

Exposed pointed brick arched open Entrance Storm Porch, with vaulted ceiling and quarry-tiled floor. Two light-oak finish uPVC double glazed panel windows to either side, and light-oak finish uPVC double glazed door and side panel window through to Hallway.

### Hallway

Oak staircase to First Floor. Understairs storage cupboard. Glazed door leading through to the Kitchen/Dining room.

### Kitchen/Dining room

19'2" x 13'8" (5.85 x 4.18)

A double-aspect room having uPVC double glazed windows to front and side. A range of fitted modern base and eye-level units having high gloss finish cream-coloured door and drawer fronts, with a wood-effect worksurface over incorporating 1 1/2 bowl sink with chrome mixer tap fitment over. Breakfast bar area. Fully-integrated dishwasher. 5-ring LP Gas hob with stainless steel chimney-style extractor over. 'Belling' fan-assisted double oven/grill. Feature dresser unit. Door through to Rear Hallway.

### Rear Hallway

Light-oak finish uPVC double glazed rear entrance door. Door through to Cloakroom/WC. Built-in double airing/linen cupboard. Adjoining Utility area.

### Utility area

11'8" x 6'3" (3.57 x 1.92)

uPVC double glazed window to side. Fitted base units with wood-effect worksurface over. Fitted eye-level cupboard and larder cupboard. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Extractor.

### Cloakroom/WC

Comprising a close-coupled economy flush WC and wall-mounted wash hand basin. Housing the 'Worcester' green star oil-fired combination boiler.

### Bathroom

10'8" x 8'2" narrowing to 5'8" (3.26 x 2.49 narrowing to 1.73)

Comprising of a 'Heritage' pedestal wash hand basin; corner shower enclosure with 'Mira' power shower fitment; low-level WC; and panel bath. Wall-mounted chrome ladder towel radiator. uPVC double glazed window to rear. Extractor.

### Home Office/Sitting room

13'8" x 9'8" (4.18 x 2.96)

uPVC double glazed window to fore overlooking the front garden. TV and Sky connection points.

### Lounge

18'3" x 13'8" (5.58 x 4.18)

uPVC double glazed window to fore, and two uPVC double glazed windows to side. Feature fireplace with LP gas-fired living flame and woodburner-effect stove on a slate hearth, with oak-engineered fire surround.

### Sun Lounge

7'7" x 11'7" (2.33 x 3.54)

A triple-aspect room having uPVC double glazed windows to side and rear, and uPVC double glazed double doors leading out to the front paved patio area and gardens in turn.

### Bedroom 1

11'3" x 8'2" (3.43 x 2.51)

uPVC double glazed window to fore.

### Bedroom 2

13'10" into passage narrowing to 10'2" x 11'10" (4.22 into passage narrowing to 3.11 x 3.62)

uPVC double glazed window to side. Telephone point. En-Suite having close-coupled economy flush WC, wash hand basin fitted within a vanity unit having high-gloss white-coloured door fronts, and shower cubicle with 'Mira' power shower fitment. uPVC double glazed window to rear.

### First Floor

Landing having feature exposed beam ceilings. Access to eaves storage space.

### Bedroom 3

13'8" x 16'2" (4.17 x 4.95)

uPVC double glazed window to side with views over the surrounding countryside.

### Dressing room

10'4" x 7'0" (3.17 x 2.14)

### Bedroom 4

17'8" x 16'3" (5.39 x 4.96)

uPVC double glazed window to side with views over the surrounding countryside.

### Bathroom

10'4" x 5'2" (3.17 x 1.59)

Comprising of a panel bath with 'Mira' power shower fitment over; pedestal wash hand basin; and close-coupled economy flush WC. Double glazed Velux window to rear.

### Externally

The property is approached off of a country lane, with a double-pillared accessway leading on to a gravelled hardstanding, providing ample parking and turning area. Paved pathways to all sides of the property, leading to the front large paved patio area, in turn leading to the level-lawed garden having a variety of shrubbery and foliage to raised flower beds, and overlooks the surrounding countryside. To the rear is a Detached Masonry-built Garage.

### Detached Garage

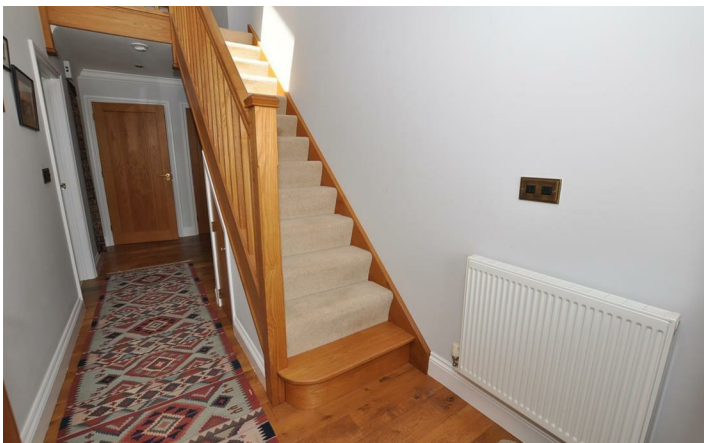
Measuring approximately 16ft x 12ft. Part-exposed pointed brick façade under a pitched slate roof, and a remote-controlled up-and-over door to fore. uPVC double glazed side entrance door, and uPVC double glazed window to rear. Power and lighting.











# Floor Plan



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

**Services:** Mains electricity and water. Private drainage - soakaway system. Oil-fired 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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