

Terry Thomas & Co

ESTATE AGENTS



1 Manor Crescent Llanllwch, Carmarthen, SA31 3RJ

A detached, completely refurbished and modernised 4 bedroom (1 en-suite) bungalow. A light and airy accommodation throughout, boasting open plan ground floor living. Standing in good sized, level gardens and grounds with ample parking for approx 3 cars.

Being an approximate 2 miles South-West of Carmarthen town, providing ease of access to a wide range of amenities including cafe's, independent shops, as well as access to the train and bus stations, and Glangwili Hospital.

Asking price £375,000

1 Manor Crescent

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Entrance

Tarmacadam driveway to fore providing off-road parking for approx 3 cars. Standing on a generous sized corner plot with a lawn garden to fore. Access to all sides of the property. Pathway to side, leading into an enclosed courtyard, which in turn, leads to the garden. Externally part rendered, slate grey PVC cladding. Open storm porch with modern ceramic tiled floor. Slate grey coloured composite double glazed entrance door leading to hallway.

Hallway

In part with modern ceramic tiled floor. Herringbone oak finished flooring. Built in store cupboard. LED downlighting. Oak engineered doors through to the lounge.

Lounge

16'0" x 11'5" (4.88 x 3.49)
Feature fireplace with a slate hearth.

Herringbone oak finished flooring. Double aspect room. Open way to dining area of the open plan kitchen/dining.

Kitchen/Dining Room

21'6" x 12'1" (6.56 x 3.69)
Herringbone oak effect flooring. LED downlighting. Dining area having double glazed, bi folding doors, leading out to the rear timber deck, sun terrace, and gardens in turn. Kitchen area having a range of light grey coloured door

and draw fronted base and eye level units. Matt finish granite effect work surface over, incorporating a 1 1/2 bowl sink. Five ring halogen hob with extractor over. Two fan assisted ovens/grills. Wine rack. Fully integrated dishwasher. Fully integrated fridge/freezer. Herringbone oak finished effect flooring. LED and skirting lighting. Walk-in pantry/utility room. Stone brick effect tiled walls between the base and eye level units.

Pantry/Utility Room

Plumbing for washing machine. Work surface over. Stone brick effect part tiled walls. Recess area with a wine cooler. Herringbone oak finished flooring.

Inner Hallway

Rear hallway has doors to all bedrooms and family bathroom. Herringbone oak finished flooring. Oak engineered doors.

Family Bathroom

9'8" x 8'2" (2.96 x 2.49)
Four piece suite comprising an open walk-in shower with rain shower head, floating wall mounted wash hand basin having a vanity unit under with distressed oak draw fronts, closed couple economy flush WC and a large oval bath with mixer tap fitment over. Floor to ceiling slate effect walls. Oak effect ceramic tiled floor. LED downlighting. Extractor.

Front Bedroom 1

12'10" x 11'5" (3.93 x 3.48)

Front Bedroom 2

16'8" x 7'9" (5.10 x 2.38)
Access to loft space. Built in wardrobe which houses the baxi mains gas fired combination boiler which serves the central heating system and heats the domestic water.

Master Bedroom 3

11'8" x 11'3" (3.57 x 3.45)
Walk-in wardrobe/dressing room with LED downlighting. Opaque glass sliding door through to wet room/en-suite.

En-Suite

Comprising a combined, closed coupled economy flush WC, wash hand basin, and a mixer shower fitment with a rain shower head. Extractor. Marble effect ceramic tiled floor to ceilings, and flooring.

Bedroom 4

11'4" x 8'8" (3.46 x 2.65)

Externally

Large enclosed courtyard to the side being tarmacadam. Generous sized timber deck patio area which leads into the garden, and also through to the storage shed

Storage Shed

19'10" x 7'11" (6.06 x 2.42)
Power and lighting. Cladded externally with sidu wood. Light grey framed uPVC double glazed double doors to fore. Generous sized rear garden with an established apple tree.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains electricity, water, and drainage. Mains gas-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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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