

# Terry Thomas & Co

ESTATE AGENTS



## East Bungalow, Llanmiloe, Pendine, SA33 4TZ

Spacious Five-Bedroom Detached Bungalow – Llanmiloe, Carmarthen

A generously sized detached bungalow located in the quiet village of Llanmiloe, offering five bedrooms, multiple reception areas, and flexible living space—ideal for families, remote working, or use as a holiday let. The property benefits from ample off-road parking, a linked garage, several patio areas, a utility room, and a static caravan/storage facility. Set on a large plot with well-maintained gardens and a timber summerhouse, it combines comfort and outdoor versatility in a peaceful Carmarthenshire setting, close to local amenities and the coast.

**Offers in the region of £375,000**

# East Bungalow

## Llanmiloe, Pendine, SA33 4TZ



### Very Spacious Detached Bungalow

Boasting generous proportions throughout, this impressive detached bungalow features ample off-road parking with three dedicated spaces on a concrete hardstanding to the front. A private driveway leads up to a linked garage, offering additional convenience and storage. To the fore, a beautifully presented natural stone paved patio provides a welcoming outdoor space, complemented by a matching pathway. uPVC double-glazed double doors open into a bright and practical entrance porch, setting the tone for the spacious accommodation within.

### Entrance

2.39m x 1.55m

Ceramic tiled floor. Wooden double glazed door leading into Lounge.

### Lounge

5.74m x 3.18m (max into recess either side of fire). Woodgrain effect flooring. uPVC double glazed window to fore. Panelled radiator with grills. Feature fireplace with pointed slate and stone surround and a slate hearth. Door through to

### Inner Hallway

With doors through to Kitchen/Breakfast Room, Family Bathroom and 4 Bedrooms. Built-in Linen Cupboard. Access to loft space. Rear hallway which has access to Bedroom 5.

### Kitchen/Breakfast Room

4.53m x 3.17m

Fitted with a range of base and eye-level units, the kitchen features a marble-effect work surface over the base units, incorporating a single drainer stainless steel sink. The walls are tiled between the base and eye-level units, providing a practical and stylish finish. Appliances include a four-ring New World electric hob with extractor fan above, and an Indesit oven/grill. Additional features include a built-in corner cupboard with louvre doors, a panelled radiator with grills, and a durable ceramic tiled floor. A uPVC double-glazed window to the side allows for

natural light, and a door leads through to

### Utility Room/Rear Hallway

Having plumbing for washing machine and fitted eye level and base units. uPVC door leading out to the rear courtyard and gardens in turn.

### Dining Room/Sitting Room

4.55m x 3.18m

Double aspect room with uPVC double glazed windows to front and side. Panelled radiator with grills. Woodgrain effect flooring.

### Bathroom

2.57m x 1.62m

Pedestal wash hand basin, panelled bath, close coupled economy flush WC. Triton power shower fitment over the bath. Tiled floor.

### Bedroom 1

2.18m x 2.11m

Panel radiator with grills. uPVC double glazed window to rear. Woodgrain effect flooring. Built-in store cupboard with Louvre doors.

### Bedroom 2

2.19m x 2.11m

Panel radiator with grills. uPVC double glazed window to rear.

### Front Bedroom 3

4.05m x 3.19m

Panel radiator with grills. uPVC double glazed window to fore. Woodgrain effect flooring.

### Bedroom 4

3.16m x 2.01m

Panel radiator with grills. uPVC double glazed window to side. Woodgrain effect flooring.

### Bedroom 5

3.02m x 3.01m

Panel radiator with grills. uPVC double glazed windows to either side. Woodgrain effect flooring.

### Garage

5.74m x 3.00m

Power and lighting.

### Outside

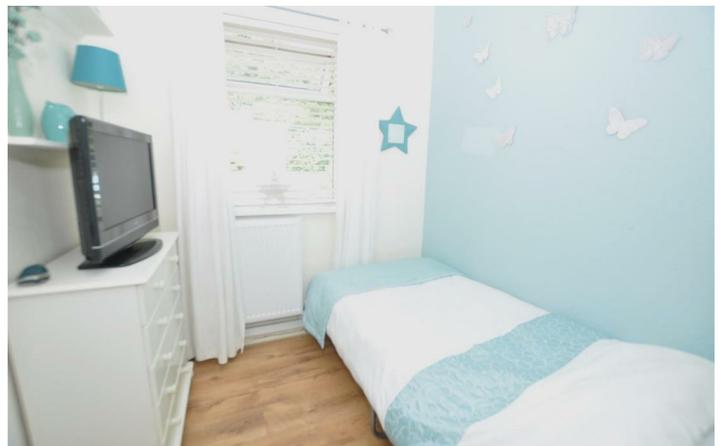
To the rear of the property is a spacious concreted courtyard/patio area, with pathways extending to all sides of the bungalow, offering excellent accessibility. The grounds open up to a centrally positioned, mainly lawned garden, intersected by a pathway that leads directly to a static caravan/storage facility, providing versatile additional space. There are several further patio areas positioned throughout the garden, ideal for outdoor relaxation or entertaining. One such patio features a timber balustrade for added character and safety.

### General Utility Room

The external utility room offers ample space for appliances including a tumble dryer, freezer, and fridges, making it a practical extension of the main kitchen. A convenient outdoor WC includes a Terraza tiled floor, low-level WC, corner wash hand basin, and a corner shower enclosure fitted with a Triton power shower—ideal for garden use or guest facilities.

To the right of the property, a timber-decked area leads to a charming timber summerhouse, perfect for use as a garden retreat, studio, or office. Another section of the timber decking houses a unique and eye-catching old telephone box, adding a touch of character and potential as a decorative or functional feature.





# Floor Plan



**Type:** Bungalow - Detached

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains Electricity, Water and Drainage connected. Air source heat pump. . Property benefits from Solar panelling 3.6kW.

**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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